

THE CITY OF SOUTH EUCLID  
SCHEDULE OF MEETING  
FEBRUARY 14, 2022  
8:00 PM

**Meeting Conducted Via WebEx Meeting Platform**

**PUBLIC ACCESS FOR RESIDENTS:**

**Please go to the City's Homepage at [www.cityofsoutheuclid.com](http://www.cityofsoutheuclid.com)  
and click the "Join City Council Meeting Link"  
at the top of the webpage.**

**The Password to Join the Meeting is:  
VUvafrfJ846 (88823735 from phones and video systems)**

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1. **PLEDGE OF ALLEGIANCE**

2. **ROLL CALL**

3. **SWEARING-IN CEREMONY**

- Fire Chief Dave Csire
- Assistant Fire Chief Larry Gaspar
- Firefighter Brandon Hall-Carstarphen

4. **REPORT OF MAYOR & DEPARTMENT HEADS**

5. **REPORT OF LAW DIRECTOR**

6. **REPORT OF SCHOOL DISTRICT**

7. **PUBLIC HEARINGS (OPEN MEETING) RELATED TO AGENDA ITEMS**

8. **REPORT OF COUNCIL COMMITTEES**

9. **LEGISLATION REQUESTED BY THE PLANNING COMMISSION**

1. Resolution 08-22                      Granting a Conditional Use Permit to "The Source Holding Ohio LLC, DBA The Source" Medical Marijuana Dispensary, located at 14481 Cedar Road in the City of South Euclid, Ohio. First Reading.

10. **LEGISLATION REQUESTED BY THE MAYOR & ADMINISTRATION**

1. Resolution 09-22                      A resolution recognizing February 2022 as *National African American History Month*. First Reading.

11. **PUBLIC HEARINGS (OPEN MEETING) RELATED TO OPEN BUSINESS**

12. **COMMUNICATIONS OF CITY COUNCIL**

13. **ADJOURN**



COME TOGETHER & THRIVE

## Memorandum

**Date**

February 1, 2022

**Recipient**

City Council

**Sender**

Michael Love

**Title**

Economic Development Director

**Department**

Economic Development

**Subject**

Medical Marijuana Dispensary

As you are aware, The State of Ohio reopened the application window for licenses to be issued to medical marijuana dispensaries. City Council passed legislation in 2017 which permitted medical marijuana dispensaries in all commercial zoning districts as a conditional use. This means each potential dispensary must be reviewed by the Planning Commission and approved by City Council prior to being permitted to open.

In this application round, the city received twelve (12) applications for dispensary locations throughout our commercial districts. One (1) application was selected by the State of Ohio to receive one of the seven (7) dispensary licenses being awarded throughout Cuyahoga County.

The dispensary selected to receive the license is "The Source." They will be located in the former Huntington Bank building, 14481 Cedar Road. They will be performing a comprehensive renovation of this currently vacant building. The Planning Commission reviewed "The Source" dispensary application at their December 16, 2021 meeting and unanimously recommended City Council grant a conditional use permit to this operator.

I have attached a letter from the Planning Commission and the complete application from "The Source" for you to review.

In order for the dispensary operation to proceed, the next step is for City Council to approve the conditional use. Representatives from "The Source" are joining the February 14th Council meeting to answer any questions you may have.

In the meantime, please feel free to contact me with any questions or concerns.

CITY OF SOUTH EUCLID, OHIO

RESOLUTION NO.: 08-22  
INTRODUCED BY: Gray  
REQUESTED BY: Planning Commission

February 14, 2022

A RESOLUTION

GRANTING A CONDITIONAL USE PERMIT TO "THE SOURCE HOLDING OHIO LLC, dba THE SOURCE" MEDICAL MARIJUANA DISPENSARY, LOCATED AT 14481 CEDAR ROAD IN THE CITY OF SOUTH EUCLID, OHIO.

WHEREAS, in accordance with Chapter 790 "Medical Marijuana Control" of the City of South Euclid Codified Ordinances, medical marijuana dispensaries are permitted in the City of South Euclid as a conditional use; and

WHEREAS, the Planning Commission, after careful study, has recommended to Council in a vote of 5-0 that a Conditional Use Permit be granted to "The Source Holding Ohio LLC, dba The Source" Medical Marijuana Dispensary located at 14481 Cedar Road upon receiving a license to operate said dispensary from the State of Ohio; and

WHEREAS, notice of a public hearing on the aforesaid requested Conditional Use Permit has been duly given, and a full public hearing has been held thereon by the Planning Commission pursuant to such notice and as prescribed by law; and

WHEREAS, the Council of the City of South Euclid deems that the aforesaid Conditional Use Permit should be given in that the standards set forth in Chapter 790 of the South Euclid Codified Ordinances have been achieved.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of South Euclid, Ohio:

Section 1: That a Conditional Use Permit is hereby granted to "The Source Holding Ohio LLC, dba The Source" Medical Marijuana Dispensary, located at 14481 Cedar Road in the City of South Euclid, Ohio, per the following conditions:

Condition 1: All requirements for medical marijuana dispensaries, as defined in Chapter 790 "Medical Marijuana Control" of the South Euclid Codified Ordinances, shall be followed at all times.

Condition 2: The dispensary is granted a license to operate by the State of Ohio.

Section 2: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees on or after November 25, 1975, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: This Resolution shall take effect and be in full force from and after the earliest period allowed by law and upon signature of the Mayor.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Ruth I. Gray, President of Council

Attest:

Approved:

Keith A. Benjamin, Clerk of Council

Georgine Welo, Mayor

Approved as to form:

Michael P. Lograsso, Director of Law

Case # 21-PC-24

CITY OF SOUTH EUCLID  
PLANNING COMMISSION  
APPLICATION

<b>OFFICE USE ONLY</b>
PC Mtg Date _____
APP. # _____
FEE: _____
RECEIPT # _____

DATE: November 10, 2021

PROJECT: Medical marijuana dispensary

PROJECT DESCRIPTION: Operation of medical marijuana dispensary under Ohio Revised Code 3796 and under the authority of the Ohio Board of Pharmacy

PROPERTY ADDRESS: 14481 Cedar Road, South Euclid, OH 44121

PPN: 703-20-018

APPLICANT / OWNERS REP.: The Source Holding Ohio LLC PHONE: 440.623.4528

ADDRESS: 4300 E. Fifth Ave. CELL PHONE: 440.623.4528

Columbus, OH 43219 EMAIL: kkiffner@thesource.green

NAME OF OWNER: Musca Properties LLC PHONE: 216.642.9500 x 100

ADDRESS: 4700 Rockside Road CELL PHONE: n/a

Independence, OH 44131 EMAIL: joe@muscaproperties.com

DESIGN PROFESSIONAL: David A. Levy & Associates PHONE: 330.666.6767

ADDRESS: 345 Springside Dr. CELL PHONE: 330.352.2141

Akron, OH 44333 EMAIL: nlevy@dalevy.com

EXISTING USE: RESIDENTIAL \_\_\_\_\_

COMMERCIAL   x  

EXISTING ZONING \_\_\_\_\_

*\*SUBMITTAL MUST INCLUDE 6 HARD COPIES AND 1 ELECTRONIC COPY OF ENTIRE SUBMITTAL TO INCLUDE THE APPLICATION.*

Case # 21-PC-24



City of South Euclid  
Building Department  
1349 South Green Road  
South Euclid, Ohio 44121  
216-381-0400 / Fax: 216-291-4959

Date November 10, 2021

Application for Conditional Use

We, (I), the undersigned, do hereby respectfully make application for Conditional Use in the City of South Euclid and in support of this application, the following facts are shown:

- The property sought for Conditional Use is located at 14481 Cedar Road, South Euclid OH 44121 and known as lot(s) number. It has a frontage of 200 feet and depth of 160 feet.
- The property sought for Conditional Use is owned by Musca Properties LLC 4700 Rockside Road Independence OH 44131  
Name Address City State Zip  
recorded in Volume 703 Page 20 Cuyahoga County Map Records.
- The following are all streets and occupancy classifications adjacent to or in close proximity of the sides, front and rear of the property which will be effected by the Conditional Use: Nearby streets: Cedar Road, S. Green Road, and Greenwold Road. Nearby land uses: Gas Station w/ Kiosk, 1-2 Story Office Building, and Family Platted Lot.
- It is proposed that the property will be put to the following specific use, describe in detail: The operation of a medical marijuana dispensary pursuant to ORC 3796 and under the authority of the Board of Pharmacy
- It is proposed that the following buildings, occupancy or construction modification will be made: Renovations to the interior of the building located at 14481 Cedar Road, South Euclid, OH 44121 consistent with the requirements for a medical marijuana dispensary established by the Board of

Action by City Pharmacy.

Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_

Signature of Applicant

4300 E. FIFTH ST  
Address of Applicant

President of Council \_\_\_\_\_

Columbus OH 43219  
City State Zip

Date \_\_\_\_\_

440.623.4528  
Phone

N/A  
Fax

City of South Euclid  
Building Department  
1349 South Green Rd  
South Euclid, Ohio 44121  
216-381-0400/Fax: 216-291-4959

**AGENT'S AUTHORIZATION**

Owner of Property: Musca Properties, LLC

Address of Property: 14481 Cedar Road

I hereby authorize The Source Holding Ohio LLC

Name c/o Mr. AJ Salomon  
Address 4300 East 5<sup>th</sup> Av City Columbus

State Ohio Zip 43219 Phone 614-449-4863 Fax \_\_\_\_\_

to apply for a building permit and to represent me as agent for all matters pertaining to project work at subject location.

Joseph M. Musca November 10, 2021  
Signature of Owner Date

Joseph M. Musca, President  
Print Owner's Name

4700 Rockside Rd #603  
Address

Independence Ohio 44131  
City State Zip

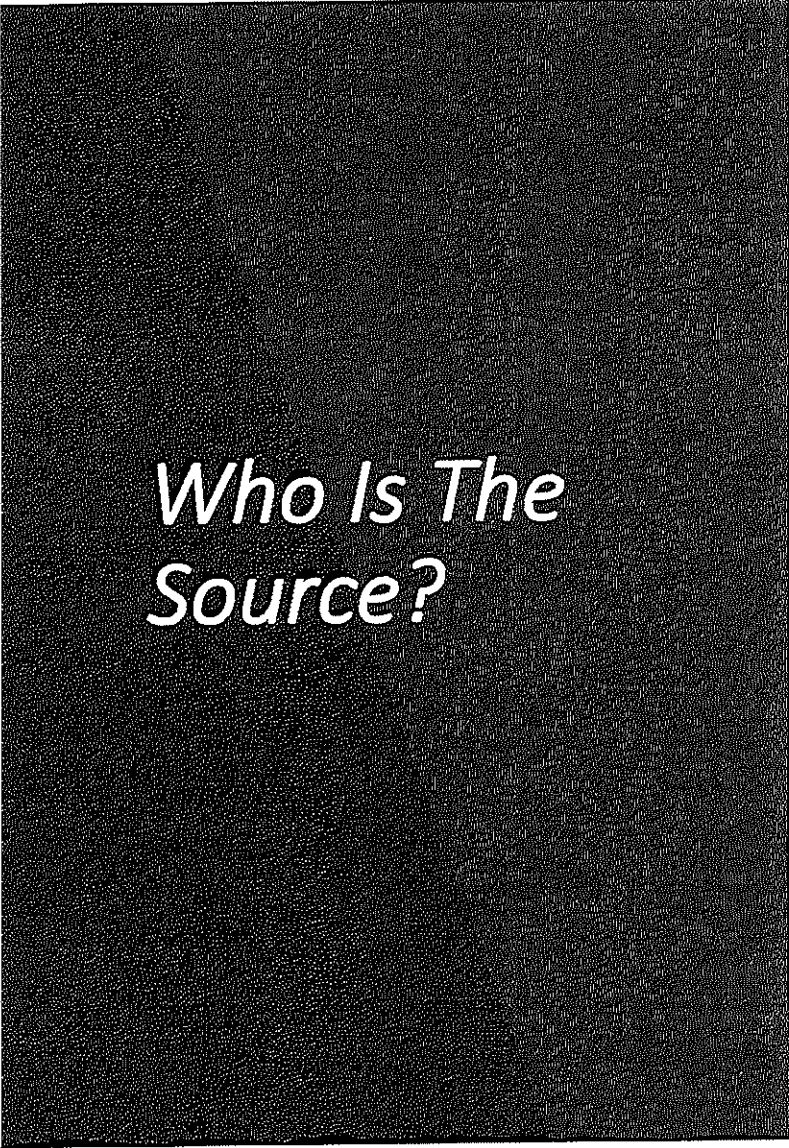
216-640-9500 x100 216-640-9503 Joe@muscaproperties.com  
Phone Number Fax Number E-mail

# The Source Holding Ohio LLC

Presentation in Support of Conditional Use Application

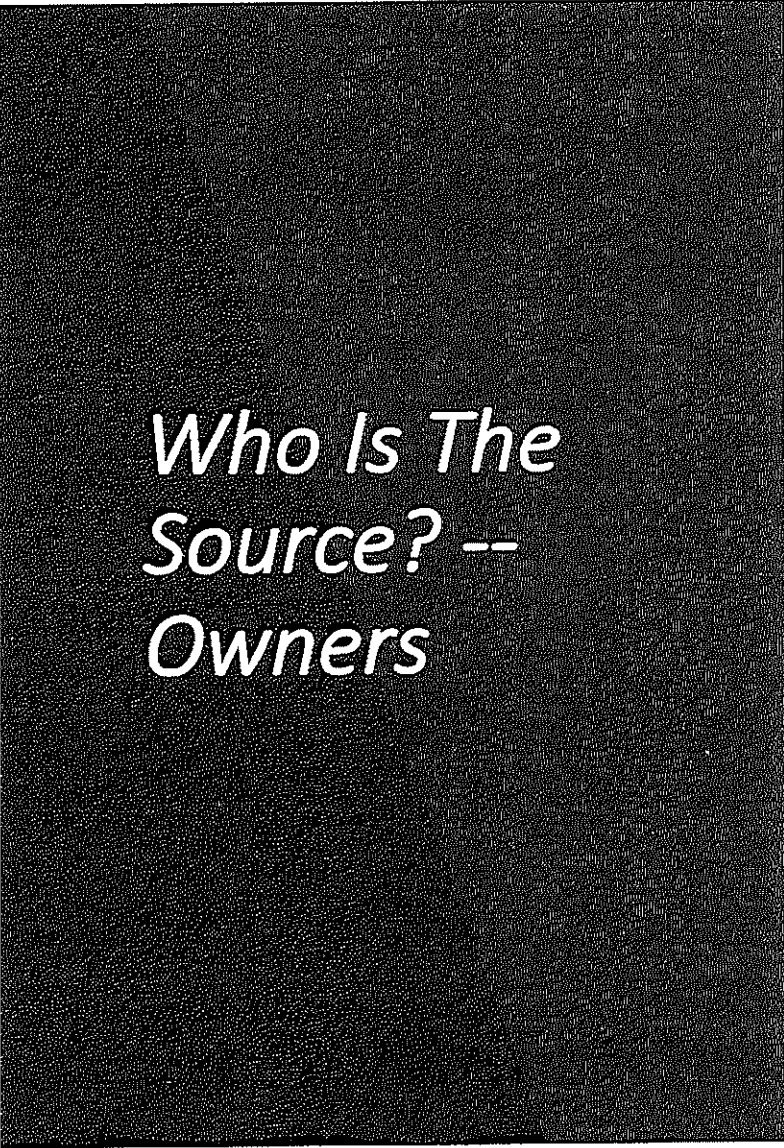
City of South Euclid

November 12, 2021



## *Who Is The Source?*

- The Source is a proven multi-state operator and has been operating in the industry since 2015.
- We currently operate four dispensaries, two cultivation facilities, and a production facility in the state of Nevada.
- A leading operator in Nevada, The Source has earned a reputation for vibrant and clean stores, strict adherence to applicable laws and regulations, unparalleled customer service, and strong partnerships with the community.
- We hold provisional licenses for adult-use dispensary, cultivation, and production operations in Northampton, Mass., with our dispensary expected to open in Q1 2022.
- We expect to open two additional dispensaries in Nevada during 2022, as well as a state-of-the-art distribution facility in that state.



## *Who Is The Source? -- Owners*

- The Source has two primary stakeholder groups as owners:
  - **The Schottenstein Family.** The Schottenstein family are holders of a dispensary and production license in the state of Ohio. Apart from this experience in cannabis the family is a retail powerhouse, holding key stakes in Value City Furniture, American Eagle Outfitters, Albertsons grocery stores, and Designer Brands Inc. (formerly DSW Inc.), among other entities.
  - **The Boich Group.** A leader in the energy sector, Mr. Boich is a stakeholder in The Source+ and separately operates a fully vertically integrated medical marijuana treatment center in the state of Florida. He brings myriad experience to the ownership group of The Source+.

# *Our Plans for South Euclid*

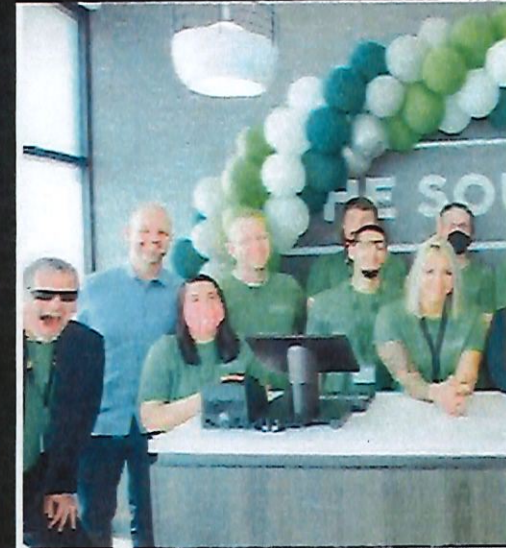
The Source intends to operate a medical marijuana dispensary at 14481 Cedar Road in South Euclid.



# *Our Existing Operations*

Grand Opening of Our North Las Vegas Location

June 24, 2021





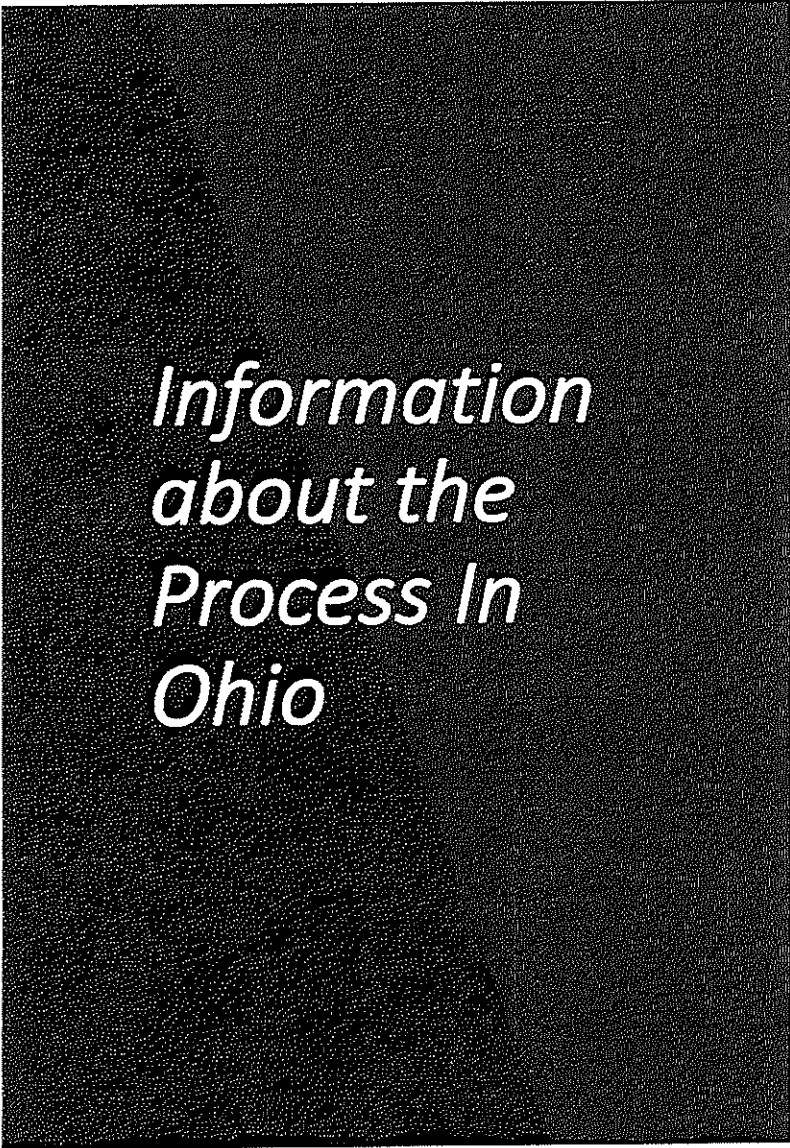
## *Our Existing Operations*

Dispensaries in Henderson,  
NV, Reno, NV, and Las Vegas,  
NV.



*Plans to  
Positively  
Impact The  
Community*

- The Source estimates that, when the dispensary opens for sales in late 2022 or early 2023, it will have approximately twenty full-time employees, with the potential to increase over the next several years. These employees will enjoy:
  - An average hourly wage of \$20.00 per hour, inclusive of benefits.
  - A comprehensive benefits package, including health insurance, dental insurance, vision insurance, health savings accounts, paid maternity leave, paid family and medical leave, and approval of paid time off to participate in political demonstrations.



## *Information about the Process In Ohio*

- In Ohio, those looking to operate a medical marijuana dispensary must apply through the Board of Pharmacy.
- The Board of Pharmacy is accepting applications between November 4-18<sup>th</sup>, at which point winners will likely be drawn via lottery system.
- As part of The Source's application, we are proposing the Cedar Road site, which will require approval of a Conditional Use Application.
- We anticipate that the Board of Pharmacy will award provisional licenses in the first quarter 2022.
- Thereafter, and assuming The Source is awarded a license for the Cedar Road location, we will have 270 days to open the dispensary to patients.

# *Security Overview*

- We will comply with all Board of Pharmacy regulations pertaining to safety and security, to include a state-of-the-art security system
- The Source will implement alarms and other security equipment to prevent and detect potential loss and diversion of marijuana.
  - Perimeter alarms at all entrances and exits of the facility.
  - A failure notification system.
  - A panic alarm connected to local law enforcement.
  - Video cameras in all areas that contain marijuana.
  - 24-hour recordings of all video surveillance.
- Loading at 14481 Cedar Road will exceed all Board regulations.
- For delivery of product, transportation will always occur in unmarked vehicles. Deliveries will not follow a set schedule, but be subject to certain randomization as an added security measure.



*Security  
Overview,  
cont'd*

- We will coordinate with the City of South Euclid Police Department as they request to further ensure the safety and security of our employees and Medford residents.
- The Source will limit access within the dispensary to employees, agents, law enforcement, and others authorized by the Board of Pharmacy.
- All employees will be required to wear employee identification badges at all times and utilize security key cards to access all areas while inside the establishment.
- No loitering outside the premises will be permitted.

# *Prevention of Diversion To Minors*

- Verification of identification on the premises to ensure that only individuals 21 years or older are permitted in the marijuana establishment.
- No samples or free give-aways will be permitted.
- All employees will complete state-approved training programs with a curriculum covering diversion prevention and prevention of sales to minors.
- Tamper or child-resistant packaging is used for applicable marijuana products, and will comply with all other packaging requirements under applicable regulations.
- Records are kept for inventory, seed-to-sale tracking for all marijuana products, personnel (including documentation of the completion of required training), and waste disposal.
- All transported marijuana products are linked to the seed-to-sale tracking program.
- All vehicles transporting marijuana are staffed with a minimum of two marijuana establishment agents, and that any vehicle accidents, diversions, or other reportable incidents that occur during transport are reported to the CCC and law enforcement within 24 hours.



## *Prevention of Nuisance*

- The Source will ensure that litter and waste is properly removed and disposed of so as to minimize the development of odor.
- We intend to include air filtration systems such as carbon filter or plasma filtration to mitigate general odor issues.
- Loitering will not be permitted on the premises and will be actively monitored by security staff on-site.



### NOTICE OF PROPER ZONING FORM

(Attachment to Application Section C-2.2)

This form must be signed by an individual with authority to sign on behalf of the local government or zoning office where the Applicant proposes to locate its dispensary. The form must be printed and signed with an original, wet-ink signature. Electronic or digital signatures are not acceptable. Scan and attach a copy of the signed form, in PDF format, in response to Question C-2.2 of the online Application.

<b>To be Completed by Applicant</b>		
Business Name of Applicant: Revolution Ohio, LLC		
Physical Address and Name of Proposed Medical Marijuana Dispensary: 14481 Cedar Road		
City: South Euclid	County: Cuyahoga	
State: Ohio	Zip Code: 44121	Phone Number: 224-443-6125
<b>To be Completed by Zoning Authority or Local Government</b>		
Jurisdiction of Zoning Office or Local Government  CITY OF SOUTH EUCLID		
Moratorium (Required to check one box)		
<input checked="" type="checkbox"/> The area of <u>14481 CEDAR RD. SOUTH EUCLID (C-2)</u> HAS NOT enacted a local moratorium or taken other action that would prohibit the applicant from operating as a medical marijuana Dispensary.		
<input type="checkbox"/> The area of _____ HAS enacted a local moratorium or taken other action that would prohibit the applicant from operating as a medical marijuana Dispensary. (Note: This will lead to disqualification of the application)		
Zoning (Required to check one box)		
<input type="checkbox"/> The area of _____ HAS NO zoning in place at this time. <small>*If Applicant checks this box, Applicant must also include a professionally prepared survey which demonstrates that the Applicant is not in violation of restrictions pertaining to prohibited facilities and is not located within 500 feet of a community addiction services provider as defined under section 5119.01 of the Revised Code.</small>		
<input checked="" type="checkbox"/> The area of <u>14481 CEDAR RD. (C-2)</u> HAS zoning in place at this time and applicant's proposed facility appears to be planned in accordance with complying with all local zoning laws and regulations in place at the time of completion of this application.		



Permit (Required to check one box)

- The Applicant has received local zoning approval and was issued a permit.  
\*If Applicant checks this box, Applicant must attach the permit issued.
- The Applicant has applied for local zoning approval, but was not yet issued a permit.
- No zoning approval was applied for and no permit was received at this time.

Printed Name of Local Government Representative:

LAURA J. HEILMAN

Title:

BUILDING COMMISSIONER

Signature:

*Laura J. Heilman*

Date:

NOV 17, 2021

RESOLUTION NO.: 09-22  
INTRODUCED BY: Gray  
REQUESTED BY: Mayor

February 14, 2022

A RESOLUTION  
A RESOLUTION RECOGNIZING FEBRUARY 2022 AS *NATIONAL AFRICAN AMERICAN HISTORY MONTH*; AND DECLARING AN EMERGENCY.

WHEREAS, the City of South Euclid is rich in its diversity of cultures and races; and

WHEREAS, the citizens of South Euclid take great pride in the harmonious relationships that exist among and within the City’s many diverse communities; and

WHEREAS, the Mayor and this Council recognizes the importance of sharing the rich cultural and spiritual heritage of the City’s various ethnic groups in order to foster and encourage harmony and understanding among these groups; and

WHEREAS, the month of February is recognized as *National African American History Month* by communities throughout the United States in order to honor and review the accomplishments and contributions of African Americans to the United States.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of South Euclid, Ohio, that:

Section 1: The month of February 2022 is hereby designated *National African American History Month* in the City of South Euclid in recognition of the accomplishments and contributions of African American citizens to this community and to our country. The City hereby reaffirms its commitment to maintain South Euclid as a truly integrated community and to continue the tradition of appreciation and respect of our cultural diversity.

Section 2: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees on or after November 25, 1975, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: That this Resolution is deemed to be an emergency measure necessary for the immediate preservation for the public peace, health, and safety and for further reason that a vital function of the municipal government is effected hereby. Wherefore, this Resolution shall take effect and be in force from and after the earliest period allowed by law and upon signature of the Mayor.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Ruth I. Gray, President of Council

Attest:

Approved:

\_\_\_\_\_  
Keith A. Benjamin, Clerk of Council

\_\_\_\_\_  
Georgine Welo, Mayor

Approved as to form:

\_\_\_\_\_  
Michael P. Lograsso, Director of Law