



The Village of Boston Heights Planning Commission Meeting; December 3, 2025

PLANNING COMMISSION 12-3-2025

The Planning Commission meeting on December 3, 2025, reviewed and approved the minutes with a minor amendment. The main discussion focused on regulating recreational marijuana in the village, with a recommendation to prohibit commercial growth, processing, and distribution, and to place these regulations in the business section of the codified ordinances. The commission also discussed light manufacturing regulations, specifically the height limit from 75 feet to 50 feet, and the potential impact on building size and visibility. The next meeting was rescheduled to February 18, 2026, to accommodate a member's schedule.

Review of Previous Meeting Minutes

- T. Nemer calls the meeting to order at 7:17 PM on December 3, 2025.
- Members present include Tanya Nemer, Bill Goncy, Ron Dick, Mayor Antal, and Dave Maccrone.
- The minutes from the November 5 meeting are reviewed.
- A motion is made by R. Dick to accept the minutes with the amendment of the time.
- The motion is seconded and approved by all members present.

Discussion on Recreational Marijuana Regulation

- T. Nemer introduces the next agenda item: a request from the village council to make a recommendation on the regulation of recreational marijuana and commercial activities.
- Bill Hinkle provides the Ohio code regarding marijuana, which allows the village to create its own regulations.
- T. Nemer mentions contacting the solicitor for language recommendations from other villages.
- D. Maccarone suggests prohibiting all aspects of marijuana growth, packaging, and distribution.
- R. Dick expresses concern about the potential negative impact on employment due to marijuana use.

Prohibition of Marijuana Commercial Activities

- D. Maccarone explains that the council has already decided to divide marijuana regulation into three categories: growth, packaging, and distribution.
- R. Dick reiterates his opposition to allowing any marijuana-related activities in the village.
- Bill Hinkle suggests placing the regulation in the business section of the codified ordinances to avoid zoning code amendments.
- A motion is made by R. Dick to introduce wording parallel to the current business code to prohibit commercial growth, processing, and distribution of recreational marijuana.
- The motion is seconded and approved by all members present.

Light Manufacturing Discussion

- T. Nemer brings up the tabled discussion on light manufacturing.

- D. Maccarone recalls that the height regulation was changed from 75 feet to 50 feet.
- Bill Hinkle mentions the pushback from the audience regarding the 50-foot height limit.
- The group discusses the potential impact of larger buildings on the village's appearance and the need for council approval for any height changes.
- The decision is made to table the discussion until the next meeting.

Adjustment of Meeting Schedule

- T. Nemer requests a change in the meeting schedule for the February meeting due to a personal conflict.
- The group discusses potential dates and decides to move the February meeting to the third Tuesday, February 18, 2026.
- The January meeting will proceed as scheduled on January 7, 2026.
- The meeting is adjourned at 8:06 PM.