



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

The Planning Commission meeting on September 3, 2025, addressed the need for better communication regarding meeting cancellations and the importance of public notification. The commission discussed a village council request to reconsider provisions of the proposed amendment to the planning and zoning code, particularly the maximum building size in the light manufacturing district. The council expressed concerns about the potential for large buildings, suggesting a limit of 350,000 square feet. The commission also considered a moratorium on recreational marijuana commercial activities, extending it for another 11 months to allow for further discussion and potential ordinances.

### **Meeting Call to Order and Roll Call**

- T. Nemer calls the meeting to order at 7:04 PM, noting the absence of Bill Goncy.
- Roll call is conducted with Ron Dick and Mayor Antal present, and Dave Maccarone joining shortly after.
- The agenda includes correcting and adopting minutes from previous PC meetings.
- Discussion on the lack of notification for the August meeting, with residents expressing confusion about meeting cancellations.

### **Notification and Communication Issues**

- B. Bartko questions how residents are informed about meeting cancellations, noting a lack of notification.
- Mayor Antal explains that meeting cancellations are posted on the website and the go Boston Heights app, but not through physical notices.
- D. Maccarone suggests adding push notifications and signs for meeting cancellations.
- The group discusses the need for a formal way to inform residents about meeting changes.

### **Discussion on Building Size and Light Manufacturing District**

- T. Nemer introduces the request from village council to reconsider provisions of the proposed amendment to the planning and zoning code.
- D. Maccarone explains the council's concern about the potential size of buildings in the light manufacturing district.
- Mayor Antal and others discuss the impact of large buildings on the community, with varying opinions on whether to limit building size.
- The group considers the economic benefits of attracting large companies while balancing community concerns.



## **Public Concerns and Council's Role**

- B. Bartko expresses concern about the Planning Commission's authority to determine building sizes, emphasizing the council's role in representing residents.
- Mayor Antal and others discuss the historical context of community opposition to new developments.
- The group debates the importance of public input and the council's responsibility to balance economic growth with community needs.
- The discussion highlights the need for clear communication and transparency in the decision-making process.

## **Proposed Changes to Building Size Limits**

- T. Nemer proposes removing the 350,000 square foot limit from the code, suggesting that the Planning Commission and Council can still approve larger buildings on a case-by-case basis.
- The group discusses the potential impact of this change on future development proposals.
- D. Maccarone suggests including a public hearing to address community concerns and ensure proper consideration of all factors.
- The group agrees to propose the change to the council and seek legal confirmation from M. Pitchford.

## **Regulation of Recreational Marijuana Commercial Activities**

- The group discusses a request from the village council to make a recommendation on the regulation of recreational marijuana commercial activities.
- D. Maccarone explains the current moratorium on marijuana-related activities and the need for a permanent ordinance.
- The group considers the potential impact of allowing marijuana-related businesses on the community, including concerns about stigmatization and public safety.
- The discussion includes the possibility of separate ordinances for growth, cultivation, and sales, and the need for further research and consultation with other mayors.

## **Infrastructure and Traffic Concerns**

- A resident raises concerns about the infrastructure's ability to handle increased truck traffic from potential warehouses.
- The group discusses the need for traffic studies and restrictions on truck traffic to prevent overburdening local roads.
- Mayor Antal and others acknowledge the importance of considering infrastructure when evaluating development proposals.



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- The group agrees to address these concerns in future discussions and ensure that infrastructure is a key consideration in any new developments.

### **Meeting Adjournment**

- The group discusses the need for further research and consultation with legal experts to finalize the proposed changes to the building size limits.
- T. Nemer makes a motion to continue discussing the marijuana regulation ordinance and seek feedback from other mayors.
- The meeting is adjourned at 8:11 PM, with the group agreeing to reconvene to finalize the proposed changes and address any remaining concerns.