

RECORD OF PROCEEDINGS  
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 28, 2026

The meeting was called to order by Mayor Barnhart at 6:30 p.m. The Pledge of Allegiance and Roll Call followed.

**ROLL CALL**

PRESENT: Mayor Rick Barnhart, Councilmembers Rick Dobson, Angie Fryman, Keith Tilton, Jill Tomlin, Lauren Williams, and Mike Boyle. CITY STAFF: City Manager Amber Holloway, Law Director Joshua Lounsbury, Assistant City Manager Dan Wendt, Planning & Community Development Director Greg Gaines, Finance Director Julie Duffy, Police Chief David Wessling, Parks & Recreation Director Christian Mattingly, Service Director Rich Norton, and Clerk of Council Tracy Moore.

**AMENDMENT TO THE AGENDA**

Mayor Barnhart moved, seconded by Mrs. Fryman, to amend the order of the agenda by moving Communications and Presentations before the Public Hearings. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

**MINUTES**

Mrs. Fryman moved, seconded by Mrs. Tomlin, to approve the regular meeting minutes of July 14, 2026. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-abstain, Mr. Boyle-yes, and Mayor Barnhart-yes.

**COMMUNICATIONS AND PRESENTATIONS**

*Judge Steven Abshire, Montgomery County Common Pleas Court, General Division*

Judge Abshire addressed Council to introduce himself since he was appointed to the Montgomery County Common Pleas Court, General Division earlier this year. He also provided a background of his career history.

Mayor Barnhart, City Council, and City Staff thanked Judge Abshire for his service. They also thanked him for attending the meeting.

*Consideration of a New Liquor Permit for Dixie Food Mart LLC – 501 East Dixie Drive*

City Manager Holloway requested Council authorize a one-time 30-day extension on review of this liquor license. Ms. Holloway explained as of the date of the report to Council the Ohio Department of Liquor Control had not yet done their on-site inspection. She further explained there is only a short window to request the extension or a hearing. Ms. Holloway stated it would be brought before Council's consideration again at a later date.

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With no objections from Council, Mayor Barnhart directed Clerk Moore to request the one-time 30-day extension from the Ohio Division of Liquor Control.

**PUBLIC HEARINGS**

*Ordinance 3835 – An Ordinance Adopting Amendments To Various Chapters Of The Code Of Ordinances Of West Carrollton To Establish Regulations For Cannabis Dispensaries In The City.*

City Manager Holloway turned the floor over to Planning & Community Development Director Greg Gaines for a presentation.

Director Gaines provided a PowerPoint outlining the proposed regulations that were unanimously approved by the Planning Commission. A copy of the presentation will be included with the minutes as a part of the official record.

Mayor Barnhart asked Council if they had any questions or comments.

Mr. Dobson commented on the proposed language for BUSINESS REGULATIONS, § 120.13 ENFORCEMENT, (D). He stated he would have liked to have seen a better explanation or definition of the process or time involved in reapplying for a permit. Mr. Dobson stated he wanted it on record that he would have liked to have seen better language in that section.

Mr. Boyle stated he had a couple of people reach out to him after seeing this issue on the news. He stated seventy-percent of the voters in the City of West Carrollton wish to see this happen based on how they voted on the state level over this issue. Mr. Boyle addressed some of the negative remarks he has heard about dispensaries coming into the City. He stated he believes it will be good for the City, and will bring in new tax revenues.

City Manager Holloway clarified this ordinance does not address the fees, but gives Council the opportunity to provide for those fees. She further explained City Staff plans to come back to Council in a future Work Session to discuss a proposal for amending the General Fee Schedule. She stated that is where those fees would be inserted.

Mayor Barnhart opened the public hearing. He invited anyone wishing to speak in favor of Ordinance 3835 to come to the podium and state their name and address for the record. There were no comments in favor.

Mayor Barnhart then asked for anyone wishing to speak in opposition of Ordinance 3835 to come to the podium and state their name and address for the record. There were no comments in opposition.

Since no comments were received, Mayor Barnhart closed the public hearing. He stated Ordinance 3835 was presented as a first reading. It will appear on the next agenda.

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**COMMENTS BY THE AUDIENCE**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

*Ordinance 3836 – An Ordinance By The West Carrollton City Council To Make Appropriations For Current Expenses And Other Expenditures Of The City Of West Carrollton, State Of Ohio, During The Fiscal Year Ending December 31, 2026, Amending Ordinance 3830, And Declaring An Emergency*

City Manager Holloway presented Ordinance 3836. She explained enclosed in the Council Packet was a memorandum from Finance Director Duffy requesting a supplemental appropriation to the 2026 budget. Ms. Holloway requested City Council consider approving this ordinance as an emergency.

Mayor Barnhart asked Council if they had any questions or comments. There were none.

Mrs. Tomlin moved, seconded by Mrs. Fryman, to approve Ordinance 3836. A vote was taken: Mr. Dobson-no, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-no, and Mayor Barnhart-yes.

**REPORTS BY OFFICERS**

City Manager Holloway congratulated Stebbins Plumbing for their 100 years in business. She also reminded residents that the last First Thursday Street Fair of the season is scheduled for Thursday, August 6, 2026, from 5:00 p.m. until 8:00 p.m. at Carrollton Centre. There will be live music, food vendors, non-profit vendors, and vendors with things for sale. She encouraged residents to attend.

**UNSCHEDULED BUSINESS**

**Comments by the Audience**

Charles Rankey, resident of 1104 Sherwood Forest Drive, addressed Council to inquire about the status of the 2025 Curb, Gutter, and Sidewalk Program. He also commended City Staff for the quality of work completed with the patching of a pothole on South Alex Road. Finally, he reported a water collection issue on South Alex Road near UPS when it rains.



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**Comments by Council**

Mr. Boyle stated he has purchased a home outside of the City of West Carrollton, which means he will no longer meet the residency requirement to serve on City Council. For this reason, he announced he is resigning his seat as Councilmember, effective immediately following the meeting. Mr. Boyle shared his appreciation and sentiments with Mayor Barnhart, his fellow Councilmembers, and City Staff. He also thanked the citizens for their vote and support.

Mr. Dobson thanked Judge Abshire for attending the meeting. He also wished Mr. Boyle success, and stated he appreciated his input.

Mrs. Fryman wished Mr. Boyle luck with his adventure.

Mr. Tilton stated he had the opportunity to attend the Stebbins Plumbing 100-year celebration. He stated he is grateful they are still looking to grow their business in West Carrollton. Mr. Tilton also thanked Mr. Boyle for always advocating for the City. He also thanked him for the financial assistance he helped the City receive through his contacts. Mr. Tilton congratulated Mr. Boyle and wished him well in the future.

Mrs. Tomlin thanked Judge Abshire for attending the meeting. She also stated she attended the Stebbins Plumbing 100-year celebration. Mrs. Tomlin stated she enjoyed hearing about the business from the family and was grateful so many people were in attendance. Finally, Mrs. Tomlin thanked Mr. Boyle for his service to the City. She wished him happiness, good health, and continued success with his business. She also thanked him for being a voice on the Farm Bureau.

Mrs. Williams thanked Director Mattingly, the Wilson Park Pool Staff, and the City for allowing the West Carrollton Waves to host the Swim Championship. She stated the event brings thousands of people to our community. Mrs. Williams stated the City received many compliments on the facility and the park. Finally, Mrs. Williams wished Mr. Boyle good luck in the future.

City Manager Holloway thanked Mr. Boyle for his dedication to the City. She also thanked him for advocating for the City and wished him the best.

Mayor Barnhart wished Mr. Boyle the best with his future and his business. He thanked Mr. Boyle for advocating for the City. Mayor Barnhart also stated he attended the Stebbins Plumbing 100-year celebration. He stated the event was very well attended. Mayor Barnhart stated he is thankful for them, and for all of the businesses located in the City of West Carrollton.

Mayor Barnhart moved, seconded by Mrs. Tomlin, to accept Councilmember Boyle's resignation. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, and Mayor Barnhart-yes.

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**RECESS**

Mayor Barnhart moved, seconded by Mrs. Tomlin, to recess to a Work Session to discuss the items on the agenda, to be followed by adjournment. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

**WORK SESSION**

PRESENT: Mayor Rick Barnhart, Councilmembers Rick Dobson, Angie Fryman, Keith Tilton, Jill Tomlin, Lauren Williams, and Mike Boyle. CITY STAFF: City Manager Amber Holloway, Law Director Joshua Lounsbury, Assistant City Manager Dan Wendt, Service Director Rich Norton, and Planning & Community Development Director Greg Gaines.

*OPWC Application*

Director Norton stated that he intended to apply for Ohio Public Works Commission (OPWC) funds in the form of a 50% grant, 50% loan to replace the water main under Central Avenue. He explained that this would require a Resolution at the next meeting. He explained that the main was at least 77 years old and undersized, adding that it would be prudent to replace it prior to resurfacing Central Avenue, which was scheduled for State FY 2029.

Mr. Tilton stated that he was glad we were working on infrastructure.

*Proposed Code Regulations for Short-Term Rentals*

Director Gaines shared the outcome of the Planning Commission meeting on the proposal for Short-Term Rentals. He noted that the Planning Commission recommended removing the language limiting occupancy in an STR to 10 persons. There were no questions.

*Health Insurance Brokerage*

Ms. Holloway advised Council that she had met with several insurance brokerage firms and, for a multitude of factors, recommended that Council authorize her to contract with McGohan Brabender moving forward. She explained how the process would work.

Mr. Wendt added that timing was very important, as open enrollment is right around the corner. It was determined that this would be brought back to Council at the next meeting.

**EXECUTIVE SESSION**

None

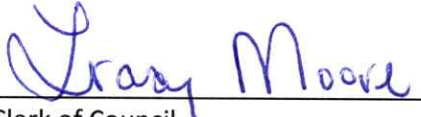
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**ADJOURNMENT**

With no further business, Mr. Boyle moved, seconded by Mr. Tilton, to adjourn the City Council Meeting of July 28, 2026. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 8:00 p.m.

  
Clerk of Council

  
Mayor

# **T-26-1**

# **Cannabis Regulations**

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West Carrollton City Council  
July 28, 2026





# Summary of Request



- Proposal for the adoption of amendments to various chapters of the City of West Carrollton Code of Ordinances to establish regulations for up to two cannabis dispensaries in the city at any one time.



# Statutory Authority

## Circumstances Justifying a Zoning Code Amendment

- *“...to promote the best interest of the public in general, only if the amendment can be justified on one of the following grounds:*
  - *The change is in conformance with the Comprehensive Plan of the City;*
  - *There has been a substantial and significant change in area conditions;*
  - *There is a need for additional land in the zoning district classifications being requested for change; or*
  - *There is an error in the Zoning Code.*

# History

- Ohio voters approved **State Issue 2** on November 7, 2023 authorizing cultivation/processing/sale of adult use cannabis
- **O.R.C. Chapter 3780** authorizes municipalities to entirely prohibit or limit the number of adult-use cannabis operators
- On December 19, 2025 Governor DeWine signed **Senate Bill 56**, which revised specified provisions of the liquor control, hemp, and adult use marijuana laws
- Council passed **Ordinance 3821** on February 24, 2026 extending the city moratorium on issuing and processing permits for dispensaries, cultivators or processors of adult use cannabis, and expiring on September 30, 2026



**WEST CARROLLTON**

ESTD  1830

# Overview

- **Add new** Chapter 89: Marijuana Usage and Control, to Title IX: General Regulations (homegrown)
- **Amend existing** Chapter 119: Cultivating, Processing or Dispensing of Medical Marijuana Prohibited, to Title XI: Business Regulations (only permit dispensing medical and adult use)
- **Add new** Chapter 120: Cannabis Control; Limitations on Business Operations, to Title XI: Business Regulations (permit, fees, inspections, enforcement)
- **Add new** Chapter 144: Cannabis Control, to Title XIII: General Offenses (individuals)
- **Amend existing** Chapter 154: Zoning Code, to Title XV: Land Usage (location, separation requirements, operating requirements)





**WEST CARROLLTON**  
ESTD 1830

## Amend Chapter 154: Zoning Code

- **Add to the following districts as a permitted use:**
  - B-1 Convenience Commercial District
  - B-2 General Commercial District
  - CC City Center District
  - PUDs: separate amendment process (Alex Tower, Springboro Pike, S. Alex Rd.)
- **Add new section: 154.16.14 Cannabis Dispensaries**
  - Permit required from city
  - Total number of adult use cannabis dispensaries permitted at any one time shall be two (2) (*revision*)
  - Location (copy O.R.C.): not located within 500 ft. of school, church, public library, public playground, or public park (maps...)
  - Other secondary provisions



**B1 Zoning District**

**B2 Zoning District**

**Planned Unit Development (PUD)**

*Note:*  
All permitted locations shown in this map are more than 500 feet from a School, Church, Public Library, Public Playground or Public Park.

**Map Labels:**  
S Elm Street, S Alex Road, Miamisburg Centerville Road, Monarch Lane, Bypass Road, Wendy Way, Lon Lane, Keny Court, Imperial Road, S Alex Road Access Road, Royal Ridge Drive, Lancelot Drive, Gavann Circle, Indian Trail, Lookout Trail, Charlesee Drive, Aronson Crossing, Snowshoe Lane, Iroquois Drive, Woodhills Boulevard, Woodhills Drive, Train Court, S Elm Street, Royal Ridge Drive, Beau View Lane, Gordon Court, Graystone Court, Saint Andrews Trail, Foothill Court, Pine Forest Drive, Parkway Drive, Foothill Drive, N Garhart Church Road, S Garhart Church Road, Miamisburg Centerville Road, Leiler Road Extension, Alexandersville Road, Water Tower Lane, Rainy Scott Drive, Summit Glen Drive, Widenward Trail, Vanque Trail, Ultimate Way, Condominium Circle, Interlodge Lane, Del Sol Lane, Fantasy Lane, S Garhart Church Road, Miamisburg Centerville Road, Leiler Road Extension, Alexandersville Road, Water Tower Lane, Rainy Scott Drive, Summit Glen Drive, Widenward Trail, Vanque Trail, Ultimate Way, Condominium Circle, Interlodge Lane, Del Sol Lane, Fantasy Lane.

**Scale:**  
0 500 1,000 Feet

**West Carrollton**



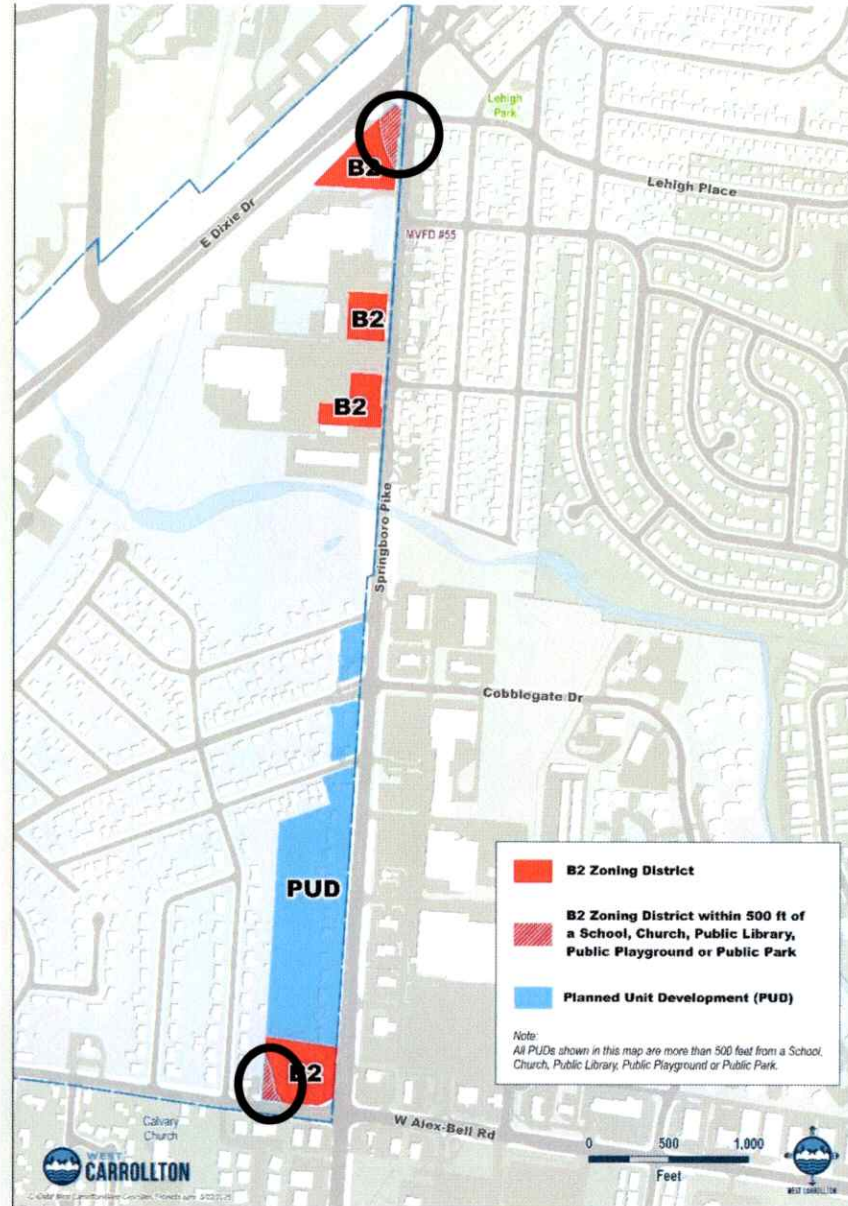
# Locations



**WEST CARROLLTON**

ESTD 1830

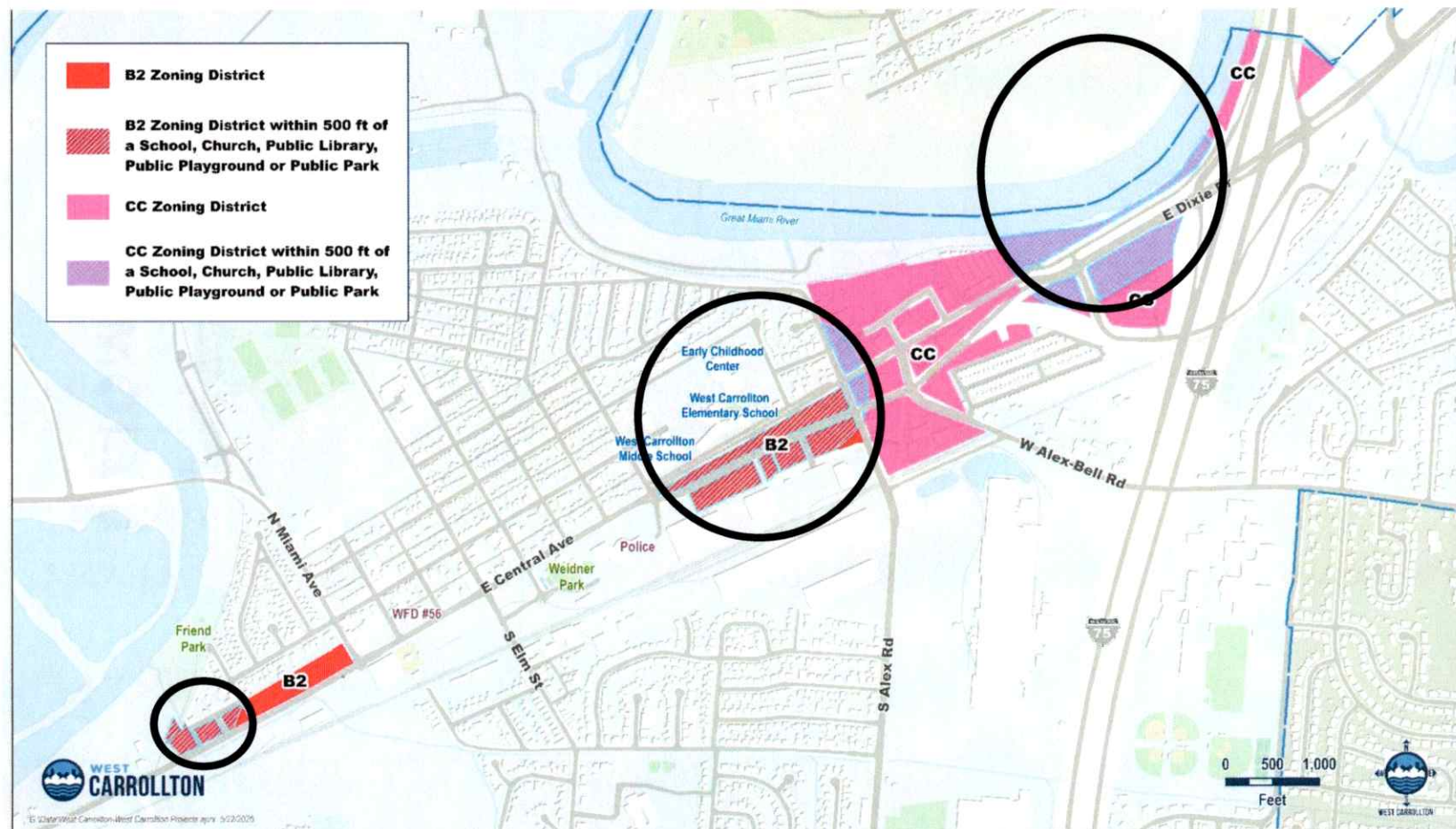
## Permitted Locations for Cannabis Dispensaries





# Locations

## Permitted Locations for Cannabis Dispensaries



# Add Chapter 120: Cannabis Control; Limitations on Business Operations

- Establishes regulations to control negative secondary effects of cannabis dispensaries
- Cannabis **cultivation** and **processing** prohibited
- Dispensary permit required
  - Application requirements
  - Fees (120.09): application for new dispensary; renewal; annual, non-prorated permit fee
- Inspection requirements
- Permit expires on December 31 of calendar year in which issued
- Enforcement procedures
- Appeal rights
- Penalty





**WEST CARROLLTON**

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## Other Chapters

- **Add Chapter 144: Cannabis Control**
  - Specifies what an individual can and cannot do relative to cannabis
- **Amend Chapter 119: Cultivating, Processing, or Dispensing of Medical Marijuana Prohibited**
  - Amend to permit dispensing of medical and adult use cannabis
- **Add Chapter 89: Marijuana Usage and Control**
  - Establishes restrictions on the growing and use of homegrown marijuana





**WEST CARROLLTON**

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# Planning Commission

- Accepted the recommendation of staff to add the following language to Section 120.08(C), Issuance of Cannabis Dispensary Permit: *“Extenuating circumstances may be considered by the City in granting an extension to the 120 days, if the permit holder is making a good faith effort to correct all deficiencies as determined by the City.”*
- Accepted the recommendation of staff that paragraph (C) of Section 120.09, Fees, be deleted: *“In addition to the application and investigation fee required pursuant to division (A) or (B) of this section, and in addition to any other fee or tax required to be paid by the cannabis dispensary, every applicant that is granted a cannabis dispensary permit (new or renewal) shall pay to the City an annual, non-prorated permit fee in an amount as specified in the City’s General Fee Schedule upon permit issuance or renewal.”*



**WEST CARROLLTON**

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## Planning Commission (cont'd.)

- Recommended to City Council following changes to language in Section 120.13(D), Enforcement: *"The City may allow a cannabis dispensary whose permit has been revoked to reapply ~~after 12 months from the date of revocation~~. If the City finds, subsequent to the denial, that the violations that led to the revocation of the cannabis dispensary permit have been corrected or abated, the applicant may be granted a permit ~~if at least ninety days have elapsed since the denial was issued~~, and if the applicant pays ~~an additional~~ a renewal fee in an amount specified in the City's General Fee Schedule to offset the City's costs of compliance measures, necessary inspections, and to ensure the circumstances that led to the revocation have been corrected."*
- **Recommendation:** approval with 3 amendments





**WEST CARROLLTON**

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# Statutory Authority

## Circumstances Justifying a Zoning Code Amendment

- “...to promote the best interest of the public in general, only if the amendment can be justified on one of the following grounds:
  - The change is in conformance with the Comprehensive Plan of the City;
    - Supports goals to enhance economic vitality; promote available sites; encourage business growth; develop available infill sites; provide new job opportunities
  - There has been a substantial and significant change in area conditions;
    - National and state cannabis landscape has radically changed; over 70 percent of WC residents voted in favor of state issue; indicates strong support for cannabis business activity in the city