CITY OF FAIRBORN
COUNCIL WORK SESSION
November 17, 2025, at 5:00 p.m.
Fire Training Room

COUNCIL MEMBERS	Present	Absent
Dan Kirkpatrick, Mayor	☒	☐
Clint Allen, Councilman	☒	☐
Sylvia Chess, Councilwoman	☒	☐
Adam Fritzsche, Councilman	☒	☐
Rodney McCubbins, Councilman	☒	☐
Mary Reaster, Deputy Mayor	☒	☐
Tana Stanton, Councilwoman	☒	☐

STAFF MEMBERS PRESENT

Barker, Browning, Floyd, Gebhart, McClure, C. McNamee, M. McNamee, Roman, Schell, and Taylor.

Mike Gebhart, City Manager, explained there would be two items of business this evening. The first one is Chri Barker and April Floyd from Parks and Recreation and they want to talk about downtown events for 2026. More specifically, the Block Party and the 4th of July fireworks. It is very difficult for them to find vendors that will position themselves downtown and then go out to the Park. It is very difficult on Park and Recreation between the Block Party and the parade and the fireworks where they are spread into two different parts of the City. One of their questions is they would like to have some discussion on moving the block party to Community Park for a two-day period so that there is a centralized location other than the parade. There is the ability to get more vendors and food trucks for a two-day event at the park versus one day downtown and one day at Community Park.

Chris Barker, Parks and Recreation Department Director, stated they would like to rebrand the event. It would not be called the Block Party it would be whatever Council decides to name the celebration and have a two-day event at the park. As Mike said, the vendors would love to just set up for a two-day event. They could offer things to the downtown businesses to try to entice them to come up there. Meaning we would give them booth space, so it is not like we are completely abandoning the downtown businesses. Deputy Mayor Reaster stated we did this once and didn't the community say they did not like that. April Floyd and Chris Barker stated it was mixed. Ms. Floyd stated the vendors that were there they had way more buy in for vendors and food trucks that come for two days more than anytime downtown. They like the two days. They had multiple downtown businesses that came and set up for the two-day event when they did have it. It was pretty even on who did like it and who did not. Mr. Barker stated the two last Block parties they had rain. There was not a lot of stuff going on downtown. The traffic was not there. Mayor Kirkpatrick said there will be no change to the parade. Mr. Barker responded there is opportunity for businesses when it comes to the parade. It is

well advertised they know it is going to happen and there will be people out there. It does not take away from them. When we had this festival and celebration at the park, he thinks it was received extremely well. They knew then that it was stretching the parks crews for set up and break down. Mr. Barker explained they have to pay for the stage for the Block Party and then they have to pay for it again for July 4th. They have to pay for the tear down and the moving of it. That would also save a little money there as well. Councilman Allen stated if they move to that and understanding how they couch it to the community. He does not think they did a fantastic job last time announcing it. Councilwoman Chess thinks if they start early by addressing it and then the community would know early on and way before we actually have anything. Small businesses are suffering right now. It is great that they will offer an incentive for downtown businesses to be there free of charge or at a lower rate. She suggested to them that they know three or four months in advance and ensuring that we have a space to themselves would be a wonderful idea and received a lot better. There was not enough notice last time. She believes with those minor changes it will go over.

Councilman McCubbins is in favor. He can say he was disappointed at the Block Party this year compared to what they had back in the early 2000's. He loved it up at the park. Parking is already figured out. The Sweet Corn Festival already has that figured out. You have the space to expand and grow. It is not like we are taking a lot away from downtown. It is one event, every other event the City hods is downtown.

Councilwoman Chess stated to add to that the transition for the workers must be very tough to have limited people who are hands on to make that transition. It is an exceptional idea.

Councilwoman Stanton asked that it be free for the downtown business as she has heard feedback over the years about having to pay for booths at the park. She stated they could possibly have giveaways. Councilman Allen stated there has been discussion of Second Saturday events and trying to push that type of event.

Councilman Fritzsche is in favor of it. This makes sense for the vendors and the event. In his circle it seemed everyone he knew it was positive that it was at the park. He does like providing a solution for the downtown businesses to participate.

Deputy Mayor Reaster supported it the first time they tried it. She thinks it makes sense from a staffing standpoint labor wise. Change is hard and people are not going to like it, but if we make this decision and we stick to it there will always be people who grumble, but she supports it.

Mayor Kirkpatrick supports this but recommends setting up a meeting with the downtown businesses, so they feel like they have had a say in this. They could encourage the downtown businesses to be open before and after the parade. We get a lot of people downtown for the parade but many of the businesses are closed. He agrees with everything that has been said.

Mike Gebhart, City Manager, stated he believes we could utilize Matt Halpin and also work with Emily Gay. They will bring this back to the January work session on where we are with that and what the ads would be to let people know this is what we are moving toward. On February 1st we are letting them know what we are moving to, that would be

four or five months in advance. Councilwoman Chess suggested speaking with the Chamber of Commerce so they can let the businesses know in advance.

Chris Barker stated it would be a big win for them.

MARIJUANA DISPENSARY ZONING CODE

Mike Gebhart, City Manager, explained tonight there is the first reading of an Ordinance for the Marijuana Dispensary Zoning Code language changes. He wanted to bring them up to speed on where they are with that. Cindy McNamee, our Assistant Law Director, was present and made the presentation contained in the attached power point presentation. See attached Exhibit "A" for her presentation highlighting the following aspects of the Ordinance:

- Purpose
- Zoning
- Limitations
- Design
- Signage
- Operations
- Permitting
- Planning Board recommendation
- Next Steps and Timeline

Councilwoman Stanton asked if there will be component for public education. Mike Gebhart, City Manager, stated he would have to get back with Kathleen Riggs, City Planner, about that question. He is not sure they can apply them in a zoning measure as they don't necessarily have to do with zoning they have to do with an educational program. She thinks Kathleen will address those more. Councilwoman Stanton asked if there were plenty of locations in light industrial for them to use for this purpose. She said it appeared as if a business would like to reuse a property. Mike Gebhart, City Manager, stated this is a controversial topic, and like the Supreme Court said you can't zone out adult entertainment, that is how he started looking at this when he started talking to the team about how to move forward. The reason light industrial works for adult entertainment is because generally you don't have a school, library, church or residential nearby. There is not just one lot available as light industrial there are if not 100 acres very close to it. They will probably have to build a new building. Because the building he has heard someone might want to use has a drive through on it. Drive throughs are prohibited from this use. That is also less than 500 feet away from Wright State, which Wright State has asked us that they would prefer 1,000-foot barrier. They don't want to drop their kids off or going to a student orientation and seeing a dispensary near them. They will still have interstate access. The majority of what we have is on the northeastern side of the City, but there are also light industrial locations in other places. The problem is finding a light industrial already built facility. It is going to be difficult to find an unoccupied light industrial building. The one they want is general commercial which too often abuts residential property and churches. Councilman Fritzsche stated most business wanting to do this are not small businesses.

Ben Roman, Police Chief, stated from a security standpoint, building a building is a better solution to ensure safety features are put into place. Cindy McNamee stated specialized ventilation systems are also required.

Councilman Allen thanked Cindy McNamee for her presentation.

Mike Gebhart, City Manager, had no further comments.

COUNCIL COMMENTS

Councilwoman Stanton is curious to see a list of Memorandums of Understandings for buildings like the Library and Senior Center. Mr. Gebhart stated he has an intern working on that listing and he hopes to have that within the next two weeks that he would forward to Council.

Councilman McCubbins mentioned the donation to Fairborn FISH. Mrs. McNamee stated if they can find a way that could be done, they will, but unfortunately donations by cities to non-profits are limited to something within the City's role to the extent that constitutionally we are not allowed to donate to non-profits as worthy as it might be. She thinks there might be some grants that may be possible. Mike Gebhart, City Manager stated when he went out and spoke with Jane the request was for $10,000 to assist them while the government was shut down because of their requests from people from the military. He came back and talked with staff and talked with Hilary Browning and they were able to find $10,000 but legally there is nothing in our Charter or Codified Ordinances that allows us to fund food banks. They have since found out that Greene County as a county can do that and they provided $25,000 to Xenia FISH and Fairborn FISH. Once we could not do anything our Adopt A Family inside the City that we do for the holidays donated $2,000 to FISH. He thanked Commissioner Mays for providing that assistance to the Food bank.

Councilwoman Chess stated everyone jumped in and helped neighbors to get through this transition. There are some people who are only a day away from starvation. It was proven during the shutdown that people are suffering even before the shutdown.

Councilman McCubbins asked if this was something that could be put on the retreat to discuss. Mr. Gebhart stated yes, and they do need to talk about setting up that Charter Review Committee in January.

Councilman Allen appreciates taking them taking the time to think through the problem. He is glad they could get some funding from the County. It is good when people lien in to help.

Mayor Kirkpatrick stated there is a new hotel in Fairborn called Spark by Hilton right around the corner from First Watch.

ADJOURNMENT

Councilwoman Chess moved to adjourn the meeting. Councilman Allen seconded. Yeas, seven: Chess, Allen, Fritzsche, McCubbins, Reaster, Stanton, and Kirkpatrick. Nays, none. Motion carried. The meeting was adjourned at 5:48 p.m.

MAYOR

CLERK, CITY OF FAIRBORN

Fairborn City Council Work Session:

ORDINANCE 33-25: FRAMEWORK FOR A SINGLE MARIJUANA DISPENSARY – CITY OF FAIRBORN WORK SESSION

November 17, 2025



FAIRBORN
A CITY IN MOTION

ORDINANCE 35-25 ESTBLASHING REGULATIONS MARIJUANA DISPENSARIES

PURPOSE

- Implements Council direction through regulatory framework.
- Protects sensitive uses; creates new Chapter 1136.
- Aligns with Division of Cannabis Control rules.

ZONING:

- Permitted only as a Conditional Use in the LI District.
- 1,000-foot buffers from sensitive uses and WPAFB.
- Controlled, low-impact placement consistent with land-use goals.

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ORDINANCE 35-25 ESTBLASHING REGULATIONS MARIJUANA DISPENSARIES

LIMITATIONS

- Citywide cap: one dispensary.
- Indoor-only operations; no drive-throughs unless state-authorized.
- Permit non-transferable and revocable.

DESIGN

- High-quality exterior materials required.
- CPTED-based design for security and visibility.
- Landscaping, screening, lighting, and traffic management standards apply.

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ORDINANCE 35-25 ESTBLASHING REGULATIONS MARIJUANA DISPENSARIES

SIGNAGE

- Signage must comply with Chapter 1131.
- One wall sign and one monument sign permitted.
- Must follow Division of Cannabis Control restrictions.

OPERATIONS

- Hours: 10 AM – 9 PM.
- Strict odor control and security requirements.
- No onsite consumption; deliveries subject to state rules.

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ORDINANCE 35-25 ESTBLASHING REGULATIONS MARIJUANA DISPENSARIES

PERMITTING

- Conditional Use Permit required; Planning Board hearing.
- Permit valid for 12 months; administrative renewal if compliant.
- Violations may trigger revocation.
- Fees: $5,000 initial; $15,000 renewal.

PLANNING BOARD

- Planning Board recommended approval 4-0.
- Absent: Gary Siembab, Amy Davenport, Tim Steiniger.
- Board affirmed ordinance consistency with zoning best practices.

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ORDINANCE 35-25 ESTBLASHING REGULATIONS MARIJUANA DISPENSARIES

NEXT STEPS & TIMELINE

- Council Work Session and First Reading: November 17.
- Public Hearing and Potential Adoption: December 1.
- Effective Date: December 31, 2025.

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