

**PUBLIC HEARING
CLYDE CITY COUNCIL**

Clyde City Council held a Public Hearing at 6:30 p.m. on Tuesday, June 2, 2026, in Council Chambers, 2nd Floor of the Clyde Municipal Building, 222 N. Main Street, Clyde, Ohio, to hear the appeal of Buckeye Recovery House/CN Ventures LLC in the City of Clyde. Mayor Doug McCauley called the meeting to order.

Roll Call.

Present: Mayor Doug McCauley
Vice Mayor Chris Shay
Council Member Greg McMaster
Council Member Terri Meek
Council Member Cody Browing
Clerk of Council Janet Dickman (Not voting)
Deputy Clerk Jackie Hoppe (Not voting)
Finance Director Frank Weasner (Not voting)
Solicitor Zachary Selvey (Not voting)

Absent/

Excused: City Manager Justin LaBenne (Not voting)

Visitors signing in can be referenced in the Record Book Supplement.

Mayor McCauley explained this hearing is for Buckeye Recovery House/CN Ventures LLC, to appeal a decision made by the Board of Zoning Appeals (BZA) at a public hearing held on April 27, 2026. Mayor McCauley reviewed the process and expectations for this public hearing.

Jared Young, Zoning Enforcement, provided an overview of the 235 W. Buckeye Street property from the date of purchase, including dates of communications related to the need for a Conditional Use Permit for this business to exist in a residential area.

Joshua Dressel, owner of Buckeye Recovery House (BRH), stated the entity is now a non-profit, governed by a Board. Mr. Dressel feels the BZA did not provide adequate information for their denial of his request for a Conditional Use Permit, related to what was done wrong and what could be done to fix it.

Mr. Selvey clarified that the BZA does not have a duty or obligation to approve a Conditional Use Permit, even if all criteria are met. Mr. Selvey had additional questions:

- Are any of the residents who live at BRH a member of other recovery programs (all residents have the option to go to any treatment program they choose)
- Do the residents pay rent to live at BRH (yes, they pay rent directly to Mr. Dressel)
- Is any type of treatment offered at BRH (no, the residents only live there; it was felt the BZA had a grudge against addicts)
- What is the average length of stay (it varies, but six months may be the average)

- Do the residents need to be actively in a treatment program (yes; once they stabilize, the goal is to have them transition to being on their own)
- What is the capacity for the BRH (eleven residents plus one staff member)

Mr. Selvey noted a straight majority of Council members would be needed to accept or deny this appeal.

Mr. Browning acknowledges the need for this service and he commends the efforts for treatment. However, at issue is the zoning of this treatment house. Mr. Browning questioned how many other treatment facilities Mr. Dressel currently owns (seven). Mr. Browning questioned how many of those seven facilities needed a Conditional Use Permit (zero).

Community member Melody Blevins, 228 W. Buckeye St., feels BRH did not go through the proper channels for this business to be located in a residential area. She feels there are various ways for the rent to be paid (first 90 days waived, social security, donations to the non-profit business). She also referenced concerns with the length of stay and the rotating male residents going through the BRH, criminal offenses the residents may have, and the visitors who come to the BRH. Mayor McCauley offered a reminder that this hearing is not held to address the character of the residents; it is only to discuss zoning related to what can be where. The focus of this public hearing is to discuss if they can operate without the proper permit.

Mayor McCauley read a letter provided by Ms. Blevins, from another neighborhood community member LaDonna Hicks, and her concerns with the BRH.

Mrs. Meek requested additional clarification of the voting process for this hearing (accepting the appeal application would be to overturn the decision of the BZA; denying the appeal application would have Council agreeing with the decision of the BZA).

Mr. McMaster feels the BRH is outside of the R-1A zoning, and is not a single family dwelling. BRH is providing a service, and functioning as a business. He feels Council should listen to the community members and the BZA when placing their vote.

Motion: to deny an appeal to Joshua Dressel, of Buckeye Recovery House, an authorized agent of CN Ventures, **Action:** Deny,

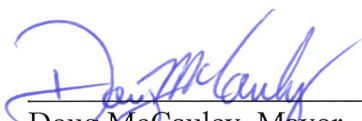
Moved by Vice Mayor Chris Shay, **Seconded by** Council Member Greg McMaster.

Vote: Motion carried by a unanimous roll call vote (**summary:** Yes = 5).

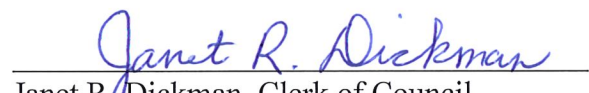
Yes: Mayor Doug McCauley, Council Member Greg McMaster, Vice Mayor Chris Shay, Council Member Terri Meek, Council Member Cody Browning.

ADJOURNMENT

The meeting was adjourned at 6:56 p.m.



 Doug McCauley, Mayor



 Janet R. Dickman, Clerk of Council