

Valley Township Planning Commission
June 11, 2019
Draft Minutes Package

All information contained herein is unofficial
until officially accepted as accurate by the Valley Township Planning Commission

Note that only the official signed minutes contain all exhibits.
Refer to the Secretary for official filing of the full package of minutes

Prepared by
Leslie Siebert, Secretary

VALLEY TOWNSHIP PLANNING COMMISSION
Meeting Minutes for
June 11, 2019

Unofficial Until Approved

Call to Order

Chair Mr. Bement called the regular Planning Commission Meeting to order at 7:02 p.m. on June 11, 2019, in the Valley Township Municipal Building Meeting Room.

The Chair reminded members that there is a standing rule limiting discussion to 45 minutes per plan review each meeting. Cooperation by everyone is appreciated.

Members present were: Mr. Denny Bement
Mr. Bruce Manning
Ms. Lindsay Frazier (for Pennoni Associates, Inc.)
Mr. Jonathan Egger
Ms. Michele Allen
Mr. Tom Burt

Absent: None

Guests: Carol Lewis, Township Manager

Agenda Items

1. Review and Approval of Minutes for April 9 & May 14, 2019
 2. Remarks on actions of the Board of Supervisors (BOS)
 3. Remarks on actions of Planning Commission Chair
 4. Old Business
 5. New Business
 6. Other
 7. Adjournment

1. Review and approval of Minutes for April 9 & May 14, 2019

Motion M61901 to approve the April 9, 2019 minutes was made by Mr. Manning, seconded by Ms. Allen. All in favor. None opposed. The motion carried.

Motion M61902 to approve the May 14, 2019 minutes was made by Mr. Manning, seconded by Mr. Bement. All in favor. None opposed. The motion carried.

2. Remarks on actions of the Board of Supervisors (BOS)

SALDO Amendment for Dumpsters and Sidewalks Approved for County 247 Review - Mr. Bement shared that the BOS reviewed and accepted the Planning Commission's recommendations. It is going before the Chester County Planning Commission for review. The 30-day time clock for public comment is ticking.

3. Remarks on actions of Planning Commission Chair

Comprehensive Plan Open House and Workshop - Follow up from the 5/29/19 workshop - Mr. Bement shared that he and Mr. Manning attended, along with Carol Lewis, township manager. There were approximately ten boards with stickers indicating residents' preferences for priorities for the township. Preservation of historic buildings, including the current municipal building, and low-income housing for the elderly were notable concerns. About 40 residents attended. A community center for youth would be worth the investment.

4. Old Business

None

5. New Business

A. Cultivation and selling of medical marijuana - Mr. Bement

Mr. Bement shared that he had discussed with Mr. Ellis - asking whether there is enough in place with the current ordinances, and is something we should be concerned about? Mr. Ellis then did some research and presented some ideas to start the discussion including: is zoning differentiated between medical and recreational product? Lindsay Frazier explained further that there are two types, growing and processing agricultural business (like Amycel), which is indoor in a controlled environment, and then dispensaries with a pharmacist on site. Valley Township ordinance allows certain zoned areas, (NCO, industrial zone, planned development zones). Applicants would have to meet the permit requirements from the state (distance from schools, etc).

Members asked what is in our right to control - Lindsay Frazier explained that the product cannot be restricted from the township since it is legal. Is this something we want to have Penonni write an amendment in the Zoning Ordinance.

Mr. Manning brought up "temporary regulations" at the state level for dispensaries that he discussed with Mr. Ellis, that may be expiring in 2020. Examples from Marple Township. The state Health Department has further clarification. If it is already regulated, then what do we need to do?

Motion M61903 to continue exploring zoning options for medical marijuana growing, processing and dispensing in the township, was made by Mr. Manning, seconded by Mr. Bement. All in favor. None opposed. Two abstained. The motion carried.

Motion M61904 to amend the previous motion "to continue exploring zoning options for medical marijuana growing, processing and dispensing in the township," and how it is related to our current ordinances around other regulated or controlled drugs, such as alcohol and tobacco, was made by Ms Allen, seconded by Mr. Burt. Three opposed. The motion failed.

Discussion ensued in terms of zoning locations for growing and dispensaries separately. Ms Frazier said that growing would be indoor, controlled, not considered farming. Lot size must be greater than two acres. There is a large fee to apply for a permit (around \$400k). Growing would be restricted to industrial zoning (Bement and Egger). Dispensing in NCO, planned development, industrial, or RC (Allen). Security and foot traffic would need to be a consideration. Both uses should be Conditional Uses so that the Planning Commission can review applications.

Mr. Burt added some research he did on seventeen ailments that would qualify for medical marijuana use, including some for children.

Resident Gwendolyn Austin moved to the township in November, 2018, from Philadelphia, asked who initiated the discussion. Mr. Bement approached the township engineer. Ms Austin asked if there was another way to submit information from the 5/29 workshop. She was referred to information in the township mailer.

6. Other

A. Ms. Allen is scheduled for the Planning Commission report to the BOS meeting next week. Mr. Burt will present in July. Mr. Manning in August.

B. Township Engineer Report/Updates

1. Amycel Land Development Updates - Ms. Frazier shared that the BOS granted conditional approval and Pennoni reviewed the financial security estimate and had no objections. The financial security estimate has been sent to the Township Solicitor for establishment of the financial security account. The Planning Module will be submitted this week or next...2-3 months to complete. Pennoni reviewed the flows; there was some discrepancy and this was finalized.
2. Valley Suburban Center PennDOT permit Updates - has submitted the permit - it will be several months for approval. Chester County Conservation District approved the E&S, waiting on the NPDES, conditional approval extended - the project is expected to begin in early 2020
3. Micronics America - is a potential land development on the Airport's entrance drive - there was a presentation of a sketch plan in the fall of 2018; Mr. Ellis had a conversation with their attorney about utilities. Land Development plan is expected to be submitted in the near future.

7. Adjournment

With no further business, *Motion M61905* for adjournment was made by Mr. Manning, seconded by Mr. Be-ment. All in favor. None opposed. The motion carried. The meeting adjourned at 8:13 p.m.

The next Planning Commission meeting will be July 9, 2019.

Respectfully submitted,

Leslie Siebert
Secretary
Valley Township Planning Commission

Valley Township Planning Commission

Voting

Motion M61901

Date: June 11, 2019

Member: Mr. Manning seconded by: Ms. Allen

Subject: Approval of April 9, 2019 PC minutes

Michele Allen Aye Nay Abstain Absent

Jonathan Egger Aye Nay Abstain Absent

Denny Bement Aye Nay Abstain Absent

Tom Burt Aye Nay Abstain Absent

Bruce Manning Aye Nay Abstain Absent

Motion: Carried Defeated

Motion M61902

Date: June 11, 2019

Member:Mr. Manning seconded by: Mr. Bement

Subject: Approval of May 14, 2019 PC minutes

Michele Allen Aye Nay Abstain Absent

Jonathan Egger Aye Nay Abstain Absent

Denny Bement Aye Nay Abstain Absent

Tom Burt Aye Nay Abstain Absent

Bruce Manning Aye Nay Abstain Absent

Motion: Carried Defeated

Motion M61903

Date: June 11, 2019

Member:Mr. Manning seconded by: Mr. Bement

Subject: continue exploring zoning options for medical marijuana growing, processing and dispensing in the township

Michele Allen Aye Nay Abstain Absent

Jonathan Egger Aye Nay Abstain Absent

Denny Bement Aye Nay Abstain Absent

Tom Burt Aye Nay Abstain Absent

Bruce Manning Aye Nay Abstain Absent

Motion: Carried Defeated

Motion M61904

Date: June 11, 2019

Member:Ms. Allen seconded by: Mr. Burt

Subject: amend the previous motion "to continue exploring zoning options for medical marijuana growing, processing and dispensing in the township," and how it is related to our current ordinances around other regulated or controlled drugs, such as alcohol and tobacco.

Michele Allen Aye Nay Abstain Absent

Jonathan Egger Aye Nay Abstain Absent

Denny Bement Aye Nay Abstain Absent

Tom Burt Aye Nay Abstain Absent

Bruce Manning Aye Nay Abstain Absent

Motion: Carried Defeated

Motion M61905

Date: June 11, 2019

Member:Mr. Manning seconded by: Mr. Bement

Subject: Adjournment

Michele Allen Aye Nay Abstain Absent

Jonathan Egger Aye Nay Abstain Absent

Denny Bement Aye Nay Abstain Absent

Tom Burt Aye Nay Abstain Absent

Bruce Manning Aye Nay Abstain Absent

Motion: Carried Defeated