

WEST GOSHEN TOWNSHIP PLANNING COMMISSION
FEBRUARY 12, 2019 MEETING MINUTES

Planning Commission Members present: Chair Julie Potts, Vice-Chair Vito Genua, Secretary John Hellmann, Monica Drewniany, Jeff Lieberman, Carrie Martin, John Mattia, Dr. Douglas White, Terry Wildrick

Township Supervisor Liaison: Mary LaSota (absent)
Administration: Richard Craig, Township Engineer

1. The meeting was called to order at 7:01 PM by Chair Julie Potts who conducted a Pledge of Allegiance.
2. The floor was opened for public comments. None being offered.
3. The Minutes of the January 8, 2019 Meeting were amended.
4. There was a discussion of a proposed Conditional Use Plan for a medical marijuana dispensary to be located at 1261 West Chester Pike. This property is currently vacant but was formerly a branch of National Penn Bank. A presentation was made and questions answered by John Jaros, Esq. (Riley, Riper, Hollin & Colagreco) and by Justin Carey (Franklin Bioscience-Penn, LLC). The modifications proposed include a facade renovation and enclosing the drive-in. Interior traffic circulation was questioned and determined to be safe and convenient. The parking capacity meets township requirements. A pedestrian bollard system would be considered. If all permits are obtained, construction should begin by June, 2019. Extensive comments and questions were opened to the floor. A security camera system will be installed. Staffing will include security on the premises. No more traffic flow is expected than what the former tenant attracted thereby no adverse traffic impact is anticipated. This location was chosen because it provides patient access in the area and it meets all legal requirements. Concerns were expressed about the proximity of this location, given its purpose, to schools in the area as well as to other dispensaries. Motion to approve was made by Julie Potts; seconded by Carrie Martin and carried with Dr. White and John Mattia dissenting.
5. A discussion followed on a proposed amendment to the Zoning Ordinances defining "Cyber School" and locations where this use will be use by right. Given the limited physical on-sight presence

- of students at such a facility, the amendment would allow cyber schools to be located both where Educational Use is currently permitted as well as Industrial Zones in the Township. A concern was raised about future precedent for Industrial Zone Use. Motion to approve as made by Jeff Lieberman and seconded by Vito Genua and carried with John Hellmann dissenting.
6. The floor was opened to public comment. There being none, the meeting was adjourned at 8:23PM by Chair Julie Potts.

Respectfully submitted,
John Hellmann, Secretary