



## EDGMONT TOWNSHIP PLANNING COMMISSION MEETING MINUTES

January 27, 2025

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The regular monthly meeting of the Edgmont Township Planning Commission was held at the Edgmont Township Municipal Building, 1000 Gradyville Road, Newtown Square, PA 19073 and via Zoom on January 27, 2025, with a work session beginning at 6:30 PM followed by the regular meeting at 7:00 PM.

In attendance were Chairperson Joe Raspa; Vice Chairperson E. Chip Miller; Member Ira Dunoff; Member Stuart Rosenberg; Member Victoria Sheridan (Virtual); Township Planner Tom Comitta; Township Planner Erin Gross (Virtual); Township Engineer Michael Conrad, P.E.; Township Traffic Engineer Michael Schneider, P.E.; Township Solicitor Patrick McKenna, Esquire; Township Manager Kenneth D. Kynett, Esquire; and Assistant to the Township Manager Jessica Redding. There were eight in-person guest in attendance and three via the zoom platform.

During the work session, those in attendance reviewed the regular meeting agenda items, discussed continued work on ordinance updates and upcoming informal Sketch Plan presentations.

- I. Call to Order & Pledge of Allegiance
  - a. Chairperson Raspa called the meeting to order at 7:00 PM with the Pledge of Allegiance.
- II. Public Comment
  - a. None.
- III. Approval of Consent Agenda
  - a. A motion was made by Member Rosenburg to approve the consent agenda which includes the meeting agenda approval, the December 16, 2024, Regular Meeting Minutes and the January 14, 2025, Joint Work Session Meeting Minutes. Vice Chairperson Miller seconded the motion. There were no additional comments, and the motion passed unanimously.
- IV. Township Operations Report
  - a. Township Manager Kynett presented the Township Operations Report, which is attached.
- V. New Business
  - a. Conditional Use Application for Chamounix Ventures, LLC, Medical Marijuana Dispensary, 5000 West Chester Pike
    - i. The applicant's attorney Carrie B. Nase-Poust of Fox Rothschild presented the application to the Planning Commission. The application includes Conditional Use to operate a medical marijuana dispensary in the existing building at 5000 West Chester Pike. Director of State Operations Nick Rassler provided a background of Trulieve's operations and the project details for this site. Mrs. Nase-Poust addressed the following items from the Township professional's reviews:
      1. Yerkes Associates, Inc. review dated January 17, 2025
        - a. Township Engineer Conrad stated the applicant should provide an updated site plan depicting the current existing site conditions and features as the site plan that was included with the application is dated December 3, 2010. Mrs. Nase-Poust stated they do not plan on resubmitting a site plan.

- b. Mrs. Nase-Poust stated that Yerkes comments on impervious surface, front and rear yard setbacks, and minimum parking space dimensions are non-conformities as there are no changes being made to the site from its prior use.
  - c. Mrs. Nase-Poust stated there is no plan to add additional lighting to the site. Township Engineer Conrad asked the applicant if the current lighting is operational as the lot has been vacant for some time. Chairperson Raspa noted additional lighting may be necessary as the prior use operation hours went until 5 PM and the proposed use hours extend until 9 PM. Mrs. Nase-Poust stated in order for their license to go into effect, inspections must be performed at the site, which will confirm the condition of the current lights.
  - d. Township Engineer Conrad noted the refuse bin is currently an attractive nuisance and questioned if product is ever disposed of in the outdoor bins. Mr. Rassler stated no product is ever disposed of at the facility, rather products leave on the same trucks used for deliveries.
  - e. Vice Chairperson Miller asked if the applicants would be willing to do a site walk with the Planning Commission as this is the standard protocol. Mr. Rassler agreed to scheduling a site walk.
  - f. Vice Chairperson Miller asked when the applicant anticipates opening Trulieve and Mr. Rassler stated they are aiming for June of 2025.
  - g. Chairperson Raspa stated he would like the applicants to come back before the Planning Commission in February, following a site walk, to address outstanding concerns. Mrs. Nase-Poust agreed to setting up a site walk with Manager Kynett and returning for the February Planning Commission Meeting.
2. Thomas Comitta Associates review dated January 20, 2025
- a. Mrs. Nase-Poust stated the only item from Mr. Comitta's letter that the applicant does not plan to comply with is the pier-fence-hedge. Mrs. Nase-Poust noted the applicant will work with the Planners to comply with what was approved for the previous use.
  - b. Township Solicitor Mckenna noted any necessary revisions to the Environmental Impact Assessment can be addressed on the site walk.
  - c. Chairperson Miller questioned the hours of operation and Mr. Rassler stated the facility is open 8 AM to 9 PM seven days a week with slightly reduced traffic and hours on Sundays.
3. Pennoni review dated January 23, 2025
- a. The applicant's traffic consultant Nicole Kline, P.E. from Bowman Consulting Group Ltd. presented the traffic and parking report. Mrs. Kline stated the Institute of Transportation Engineers (ITE) Trip Generation data shows the proposed dispensary will generate nearly the same traffic as the former bank use during the weekday morning, weekday afternoon, and Saturday midday peak hours. In addition, Mrs. Kline noted the peak parking demand for the proposed use is 13 spaces, and the existing site has 22 parking spaces. Lastly, Mrs. Kline stated the proposed dispensary results in an increase of less than one percent in the existing total intersection traffic volumes at West Chester Pike and Providence Road.

- b. Vice Chairperson Miller stated the intersection at the site is difficult and unsafe. Vice Chairperson Miller asked if the hours of operation could be modified to open later in the morning, to avoid rush hour traffic, or that the applicant provide evidence from other locations that the dispensary will not attract high volume traffic during the morning rush hour. Mr. Rassler stated he can provide evidence to that point.
- c. Member Rosenburg asked if Trulieve has a quick start up rate and Mr. Rassler stated it typically takes six to eight months for Trulieve to ramp up in new locations.
- d. Traffic Engineer Schneider stated that they will better investigate access points on the site walk.
- e. Vice Chairperson Miller asked for information on peak hours from other locations to be provided to the Planning Commission and Mr. Rassler stated he will provide supplemental information.
- f. Chairperson Raspa asked that the two parking spaces located to the right of the lot, when entering from West Chester Pike, be reserved for employee parking only. Mrs. Nase-Poust agreed to reserving the spaces as employee parking only.
- g. Vice Chairperson Miller asked if Trulieve ever experimented with appointment only pickups and Mr. Rassler stated during Covid this was something their dispensary had done. Vice Chairperson Miller suggested possibly designating appointment only pickup times during heavy traffic hours to alleviate traffic concerns. Mr. Rassler stating this is something that can be explored.
- h. Township Engineer Conrad asked that the applicant bring an As Built Plan for the site walk.

Township Solicitor McKenna stated he appreciates the applicant's willingness to continue their Public Hearing scheduled for the February 11, 2025, Board of Supervisors Meeting until the March 11, 2025, Meeting; so that the Planning Commission and Township Officials have the opportunity to review the outstanding items that will be addressed on the site walk prior to the Board's review. Furthermore, Solicitor McKenna asked the applicant to create a list of conditions they are willing to accept. Mrs. Nase-Poust agreed to do so.

#### 4. Public Comment

- a. Michael Buongiorno from Runnymede Drive stated that the State Police take 20 minutes to respond to calls. Mr. Buongiorno asked what a typical sale comes to, and Mr. Rassler noted around \$85.00.
- b. Robert Duffy from Columbus Ave stated it is concerning having a large cash operation such as this with the amount of time it takes the State Police to arrive in case of an emergency.
- c. Steve Papa from Papa Blvd stated the State Police do not regularly patrol this area. Mr. Papa asked about prior incidents Trulieve has experienced. Mr. Rassler stated burglaries are uncommon and typical incidents are related to client outbursts. Mr. Papa asked if the applicant has other locations in remote municipalities such as Edgmont without active police forces. Mr. Rassler stated two to three municipalities come to mind, but he will gather data for the next meeting.

Chairperson Raspa asked if there have been considerations of having a security guard on the premises. Mr. Rassler stated no other locations have security guards, instead they have an employee stationed to watch the cameras at all times.

b. 2024 Planning Commission Annual Report

- i. The 2024 Planning Commission Annual Report was reviewed with the Planning Commission. Upon review, there were no corrections or additions to the report. Vice Chairperson Miller made a motion to recommend the 2024 Planning Commission Annual Report as presented, and to submit the report to the Board of Supervisors for review. Member Rosenberg seconded the motion. There was no further discussion, and the motion passed unanimously.

VI. Miscellaneous Discussion

- a. Planner Tom Comitta asked if there should be an approved policy for applicants reaching out to Township Officials prior to meetings. Township Manager Kynett stated having the Township Solicitor or Manager present for phone calls is recommended so there is a witness to the conversation. Township Solicitor McKenna agreed that it is recommended to include the Solicitor or Manager when conversing with applicants but there is no current policy.

VII. Upcoming Meetings

- a. Chairperson Raspa announced the following upcoming Township Meetings:
  - i. Board of Supervisors
    1. February 11, 2025 – 6:30 PM Work Session, 7:00 PM Regular Meeting
  - ii. Planning Commission
    1. February 24, 2025 – 6:30 PM Work Session, 7:00 PM Regular Meeting
  - iii. Zoning Hearing Board
    1. February 25, 2025 – 7:00 PM

VIII. Adjournment

- a. Member Rosenberg made a motion to adjourn the meeting, with a second by Member Dunoff. There were no additional comments, and the motion passed unanimously. The meeting was adjourned at 8:47 PM.

Respectfully submitted,



Kenneth D. Kynett  
Township Secretary

# REVISED

## EDGMONT TOWNSHIP OPERATIONS REPORT

### JANUARY 2025

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- **Edgmont Preserve:** Permits and CO's continue to be processed and approved for the development.
  - Continued monitoring site construction during the month.
  - Continue to work on various issues within the development as identified by the Township's site inspector.
  - A final punch list of items that remain open within the development has been prepared at the request of the developer.
- **Runnymede Phase 7**
  - Working on close out and punch list items for landscaping regarding Runnymede Phase 7.
- **American Rescue Act Funding**
  - Staff closed out the ARPA account for 2024.
- **Township Community Park Upgrades**
  - Staff closed out the Community Park grant.
- **Sustainable Pennsylvania Application**
  - Edgmont Township received a Bronze Certification through Sustainable PA.
- **PECO**
  - The pole replacement project on Gradyville Road (from Middletown Road to Delchester Road), has been at a standstill. There are still areas to be completed but no timing has been supplied to the Township. NO FURTHER UPDATES AT THIS TIME.
  - PECO will be starting the second phase of their two-phase project on Sycamore Mills Road, Wilson Avenue, Orchard Lane, and Forest Lane, for pole replacement.
  - PECO will be performing a pole replacement project on Yarnall Lane, which is anticipated to be completed by the end of the year.
- **Public Works / Maintenance**
  - First snow storm roads cleared and salted without complaint.
  - Performed various ongoing maintenance throughout the Township.
  - Continued coordination meetings are held with staff, Neff Construction and Thornbury Township (Chester County).
  - Biweekly Public Works Staff meetings continue.
  - Basement dehumidifier is no longer working properly and will need to be replaced.
- **Planning / Zoning Applications:**
  - **RTMSD – Save Edgmont Zoning Appeal** filed in connection with the School District's Zoning Text Amendment Application, previously continued to January 28, 2025, has been continued again until July 22, 2025 at 7:00 p.m. with the consent of the parties.
  - **Endress + Hauser, Landmark Drive:** Site construction is underway. No issues to date.
  - **5000 West Chester Pike:** A conditional use application has been received for the former WSFS property. The applicant is seeking to establish a marijuana dispensary. The Planning Commission will review the application at its January 27, 2025, meeting. The Board of Supervisors will hold a public hearing on the application on February 11, 2025, on or after 7:00 p.m.
  - **Marville –** (a) The township received an informal inquiry regarding establishment of a carwash next to the recently approved Strabucks location. Sketch plans and renderings are included in the miscellaneous section of your materials. A discussion of the Board's interest and how the application should proceed are necessary.
    - (b) The property owner also reached out to the Township about receiving a CLOMR letter from FEMA regarding and how the approval might be revised to allow the project to move forward without a formal map amendment for the flood hazard district. The property owner was asked to submit the CLOMR and supporting materials for Township review.
- **COG:** Scheduled to attend the January Council of Governments Meeting.
- **Trooper First Class Michele Naab** of the Pennsylvania State Police is retiring tomorrow. Her replacement is Trooper Quinton Bryant. He will have the same phone number and we have been provided with his email. Township records have been updated. We have sent a list of meeting dates and updated personnel information to the PSP. One note is that Trooper Bryant and his wife are expecting their first child in February so he may be on paternity leave from late February until April. Welcome Trooper Bryant and congratulations! Best of Luck Trooper Naab!