

Upper Providence Township  
Planning Commission  
Reorganization Meeting  
April 24, 2023

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The Upper Providence Township Planning Commission held its regular monthly meeting on Monday, April 24, 2023 in the Township Council Room. The meeting was called to order at 7:00 PM. And was opened with the Pledge of Allegiance.

PC members present: Jackie Larkin, Mary Austin, Patrick Conboy, Monica Shane and James Zaccaria. Also present: Don Vymazal, Township Manager, Mareile Watson, Asst. Township Manager, Carl Ewald, Solicitor and Kim McCloskey, Adm. Asst.

Not Present: Todd Farally, Andrew Serota and JP Kelly, Township Engineer.

**Approval of Minutes**

Mr. Conboy made a motion seconded by Ms. Larkin to approve the meeting minutes of March 27, 2023.

Ms. Austin	Yes	Mr. Zaccaria	Yes
Mr. Conboy	Yes	Ms. Larkin	Yes
Ms. Shane	Yes		

Motion passed 5-0

**Public Comments and Questions**

Dr. Piraino, 172 Dam View was present to discuss Benchmark. He hand delivered a letter on behalf of all Dam View neighbors to Solicitor Ewald regarding areas of non-compliance by Benchmark with respect to agreements. His concerns are with the non-compliance of the uses of the Bradley driveway, the uses of the auditorium and the buffering and maintenance agreements.

Mike Volpio, 175 Dam View was also present to reiterate what Mr. Piraino stated and to advise the PC that the Benchmark auditorium was used this past Sunday and no school events were on the calendar so it clearly was not a school function. This is prohibited in the land development agreement. Benchmark has violated the trust with their neighbors.

Mr. Ewald advised that a copy of their letter needs to be provided to Benchmark's attorney.

**Communications**

None

**Special Reports by Officers or Committees**

None

**Old Business**

None

**New Business**

**Ordinance 548 - Medical Marijuana Sales/Distribution Location**

Mr. Ewald advised that under the Medical Marijuana Act, if you don't have zoning in your ordinance to provide for where these facilities can be permitted within the Township, then they can be permitted anywhere that commercial is permitted. The Township has the opportunity to decide where there is a legal use. The proposed Ordinance is written to allow these uses in the industrial district and also sets basic standards such as parking. The County Planning Department provided a review letter and agreed with approval of the Ordinance.

Ms. Larkin made a Motion, seconded by Mr. Conboy to recommend approval to Council of Ordinance 548 after including the hours of operation - 7 am to 11 pm and to require that ID be shown for purchase of products.

Ms. Austin	Yes	Mr. Zaccaria	Yes
Mr. Conboy	Yes	Ms. Larkin	Yes
Ms. Shane	Yes		

Motion passed 5-0

**Adjournment**

With no further business to conduct, the meeting was adjourned at 7:28 PM.

Submitted by:

**Kimberley McCloskey**

Kimberley McCloskey  
Administrative Assistant