

The regular meeting of the Planning Commission of the Township of Upper St. Clair, duly advertised and posted in accordance with the law, was called to order by the Chairman at 7:36 PM, Thursday, February 18, 2021, in the Upper St. Clair Community & Recreation Center, located at 1551 Mayview Road, Upper St. Clair, PA 15241.

PRESENT: Todd Burlingame
Jake Polochak
Robin Weissert
Robert Stevenson
David Sirota
David Wade
Adam Benigni, Director of Planning and Community Development
Chris Cahillane, on behalf of the Township Attorney

ABSENT: Kimberly Smith

PUBLIC: Five (5)

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF JANUARY 21, 2021

On motion by Mr. Wade, seconded by Mr. Stevenson, carried by a voice vote, 6-0, the minutes were approved for filing as written.

PREAPPLICATION CONFERENCE

**PREAPPLICATION CONFERENCE – PROPOSED MEDICAL MARIJUANA DISPENSARY
AT 155 MCMURRAY ROAD – C-2 ZONING DISTRICT**

Mr. Benigni gave a brief overview of this application stating that no action is to be taken on this item as it is simply a preapplication conference. He then turned the presentation over to the presenter, Mr. Eric Hauser. Mr. Hauser stated that his company, Organic Remedies, is proposing to occupy the old King's Restaurant at 155 McMurray Road and convert the existing space into a medical marijuana dispensary. He further explained the origins of the company, its existing locations, and gave an overall description of how their facilities operate. Mr. Hauser stated that Organic Remedies is partnered with the Philadelphia College of Osteopathic Medicine and is run much like a pharmacy and doctors office combined.

Mr. Burlingame asked whether a patient must see their doctor first before they go to Organic Remedies. Mr. Hauser stated that patients must receive a referral/certification from their doctor beforehand and is then issued a medical marijuana card from the state. Discussion ensued.

Mr. Polochak questioned the need for a brick and mortar storefront. Mr. Hauser explained the procedures and regulations that are required by the state in order to distribute medical marijuana. Mr. Wade asked for clarification regarding the medical professionals required to be on site.

Mr. Houser then turned the presentation over to Dr. Fred Faulkman, Chief Medical Officer for Organic Remedies. Mr. Faulkman explained the variety of medication available and how that is evaluated from a medical and pharmaceutical standpoint. Mr. Houser further described how their products are made and gave an overview of the company's leadership team and respective backgrounds.

Mr. Hauser then expounded upon the proposed site plan and floor plan, as well as the levels of security that are installed in each of their dispensaries and the relationships developed with local police departments.

Mr. Wade questioned whether security guards are present 24/7. Mr. Hauser responded that security guards are on location during operating hours, the company's Command Station in Hagerstown, Maryland then takes over during afterhours. Further discussion ensued pertaining to security related questions/concerns.

Mr. Wade questioned the transition process from a restaurant with low security to a dispensary with high security. Mr. Houser reiterated the levels of security that will be utilized in order to ensure safety throughout the building and parking lot. He also stated that the PA Department of Health consistently conducts inspections to confirm regulations are being followed.

Mr. Burlingame questioned the nature of the dispensary operating as a cash business and Mr. Polochak questioned why the presentation was heavily focused on security and whether that is an indication of issues that this type of business could face. He further expressed his concerns about what the residents in that neighborhood might think about a dispensary.

Mr. Hauser explained that the presentation is predominately based on questions that he has received from other communities, most having to do with security and access to the store. Mr. Polochak also asked whether a market analysis has been completed for this location. Mr. Hauser stated that there are no local competitors as well as the fact that the building is over 1,000 feet from a school or daycare. He also discussed the company's desire for a freestanding building with good visibility to the public, along with their goal to be a contributing member of the community.

Mr. Burlingame questioned whether Organic Remedies has any other locations in the Pittsburgh area. Mr. Hauser stated that they will be opening a location on McKnight Road in Ross Township in the next few months and discussed the company's other locations. Mr. Burlingame asked whether recreational marijuana was legal in other states that Organic Remedies is currently operating. Mr. Hauser stated that was not the case and explained the difference between medical marijuana and recreational marijuana businesses. He further expressed the company's desire to expand outreach on the topic.

Mr. Sirota questioned whether there are any statistics concerning abuse of the medical marijuana card system. Mr. Hauser stated that he was not aware of such studies but ensured that Organic Remedies uses the same approach as pharmacies do in regard to the type of software used to track products and patron usage.

Mr. Burlingame expressed his concern for the impact that this type of business would have on the community and proposed location. Discussion ensued.

Mr. Burlingame asked if there were any further comments and/or questions from the audience. There being none, the Commission thanked Mr. Hauser for his time.

OLD BUSINESS

NONE

NEW BUSINESS

PLC21-0002 – CALIBER COLLISION – NONRESIDENTIAL – CONDITIONAL USE APPROVAL

Mr. Benigni stated that the applicant had submitted a request to table this application to the March 18, 2021 Planning Commission meeting.

Mr. Burlingame asked if there were any further questions and/or comments from the audience. There being none, a motion was made.

MOTION: THAT the Planning Commission accept the applicant's request to table PLC21-0002 – Caliber Collision – Nonresidential – Conditional Use Approval to the March 18, 2021 Planning Commission meeting.

Motion by Mr. Wade seconded by Mr. Sirota, carried by unanimous voice vote, 6-0.

OTHER BUSINESS

NONE

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 8:29 PM.

Respectfully submitted,

Christina Phlegar
Planning and Zoning Assistant