

# **Chester Heights Planning Commission**

## **August 21st, 2021**

### **Meeting Minutes**

The meeting convened at 7:00pm in the Valley Brook clubhouse with the following Commission members in attendance:

Mr. John Lesky  
Mr. Thayer Schroeder  
Mr. Mark Carroll  
Mr. Greg Homan  
Mr. David Clarke

The meeting was held at the Village of Valley brook community center due to COVID related social distancing limitations at the Chester Heights Borough Office/Firehouse.

#### **1) Meeting Agenda and Discussion Summary**

- Proposed medical building.
- Marijuana regulations

#### **Proposed Medical Building**

Guests

Mr. Joe Damico  
Mr. Gus Houtmann  
Mr. Glenn Gauzza  
Mr. Robert Langer  
Councilwoman Susan Clark

The proposed medical building is currently property listed as non-conforming use. Expansions to the overall footprint may impact drainage concerns. Sidewalks should be incorporated into the overall plan to move toward a viable network of sidewalks that can service pedestrian traffic. Michael Ciocco did not approve the current proposal. Turning radius was a concern. The expansion of the parking lot could impact neighboring properties to the East. The additional loading zone is a concern and merits further review. Septic merits further review and approval. We greatly appreciate the input of the Zoning Board. The Commission asked about a resurfacing of the parking lot, but that is not included in the scope of the project. Adequate lighting for pedestrian traffic was discussed. The Commission was concerned that the building could be used as a medical marijuana facility, though the owner assured us otherwise. The Current Plan also needs to comply with comments indicated on Catania's Review Letter dated 8/24/21. This includes approval from Zoning on setbacks and compliance with Unified Commercial Development

provisions. And just for clarity Michael Ciocco Sr is the Borough Fire Marshall and Michael Ciocco Jr is the Alternate Borough Engineer from Catania Engineering  
Segue

### **Marijuana Regulation**

The Commission agreed to comply with State law and approve. Setbacks to residential areas are a concern to the Commission. Traffic studies should be required for medical marijuana dispensaries in the Borough.

### **Other Activities:**

- Meeting minutes from the July meeting were motioned on, seconded and approved.
- Motion to adjourn the meeting was made and seconded. The meeting adjourned at 8:48 PM.

Prepared by Thayer Schroeder