

TOWNSHIP OF STROUD
BOARD OF SUPERVISORS
MEETING MINUTES

Public Hearing, July 16, 2019, 2:00 P.M.

RE: Conditional Use Application of GuadCo, LLC, d/b/a Keystone Canna Remedies

A Public Hearing of the Stroud Township Board of Supervisors was called to order by Chairwoman & Ass't Secretary, Christine A. Wilkins, at 2:00 P.M., at the Stroud Township Municipal Center, 1211 North Fifth Street, Stroudsburg, Pa. Also present were Vice-Chairman & Ass't Public Works Superintendent, Patrick Briegel; Supervisor/Ass't Treasurer, Edward C. Cramer; Manager/Secretary-Treasurer, Daryl A. Eppley; Township Staff Engineer, Donna Alker, P.E.; Township Solicitor, Todd Weitzmann; and Recording Secretary, Janice Willey.

Mrs. Wilkins read the notice aloud then turned the hearing over to Mr. Weitzmann who noted the Public Notice read was dated June 16, 2019. However, that notice was for the first hearing and explained that was the time and place for the scheduled Conditional Use Hearing for GuadCo, LLC. Mr. Weitzmann said now would be the time to enter all of the Boards exhibits. Mr. Eppley entered the following; (T-1) Proof of Public Notice; (T-2) Letter posted on the property dated 6/3/2019, from Helen Beers, Township Zoning Officer; (T-3) Letter date 6/3/2019 from Sharon Grover to the Board of Supervisors, certifying the mailing of the Notice to contiguous property owners; (T-4) Original Conditional Use Application and supporting documentation; (T-5) Letter dated 5/17/2019 to the Planning Commission from Donna Alker, Staff Engineer, regarding the application; (T-6) Memo from Shawn McGlynn, Township Zoning Officer, referring the application to the Board of Supervisors; (T-7) Response Letter from Brown Design dated 5/24/2019 to the Stroud Township Planning Commission; (T-8) Referral Letter to the Planning Commission dated 5/24/2019 to Taylor Wenck from Daryl Eppley; (T-9) Letter from Donna Alker dated 6/5/2019, regarding the Planning Commission's recommendation to the Board of Supervisors. Mr. Briegel made a motion **to accept Township Exhibits (T-1) to (T-9)**. Mr. Cramer seconded. All voted aye, Motion Carried 3-0.

Tim McManus, representing the applicant, said he will be calling on three witnesses, Victor Guadagnino, Chief Business Development Officer, Tom McKeown, Real Estate Broker and Appraiser, Chris Brown, Principal Landscape Architect for the project. Mr. Guadagnino testified to the leasing agreements of the property, gave an overview of GuadCo and its involvement in the medical marijuana industry, he explained how a medical marijuana dispensary works, and the flow of the facility from the customer/patient perspective. Mr. McManus entered Exhibits (A-1) through (A-6a). Mr. Cramer made a motion **to accept Applicants Exhibit (A-1) through (A-6a)**. Mr. Briegel seconded. All voted aye, Motion Carried 3-0. Mr. McKeown, Real Estate Broker and Appraiser, testified the use will not affect or have negative impact on the value of the properties surrounding this facility. Mr. McKeown entered Exhibits (A-12) and (A-13). Mr. Briegel made a motion **to accept Township Exhibits (A-12) and (A-13)**. Mr. Cramer seconded. All voted aye, Motion Carried 3-0.

Mr. McManus introduced architect Chris Brown, of Brown Design Corp., who testified the physical characteristics of the property, explained how the use complies with the applicable parking and other provisions of the parking ordinances and what they intend to do and not do with the property. Mr. Cramer moved **to accept Mr. Brown as an expert witness, Exhibit (A-7)**. Mr. Briegel seconded. All voted aye, Motion Carried 3-0. Mr. McManus entered Exhibits (A-8) through (A-11a, b, c). Mr. Cramer moved **to accept Exhibits (A-8) through (A-11a,b,c)**. All voted aye, Motion Carried 3-0.

Mr. Cramer motioned **to close Conditional Use Application Hearing for GuadCo, LLC. We have 45 days that will start today for a decision, however we will keep the record open for 2 weeks for the sign and sealed survey plan, Exhibit (A-9)**. Mr. Briegel seconded. All voted aye, Motion Carried 3-0.

Mr. Weitzmann said with there being no further business we can close the meeting. Mr. Cramer made **a motion to close the Hearing at 4:45 PM.** Mr. Briegel seconded. All voted aye, motion carried.

Respectfully Submitted,
Janice Willey
Administrative and Recording Secretary