



Cumberland County Review Report

Cumberland County Planning Department
 310 Allen Road, Suite 101
 Carlisle, PA 17013
 Telephone: (717) 240-5362

<i>Name of Amendment:</i>				
Medical Marijuana Regulations				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
East Pennsboro Township	3/2/2020	3/10/2020	SH	KS
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Text Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
<p>The proposed text will permit medical marijuana facilities by right in the following East Pennsboro Township Zoning districts:</p> <ul style="list-style-type: none"> • Professional Office (Academic Clinical Research Centers) • Office Apartment (Academic Clinical Research Centers) • Commercial General (Academic Clinical Research Centers, Medical Marijuana Grower/processor and Medical Marijuana Dispensaries) • Commercial Park Limited (Academic Clinical Research Centers, Medical Marijuana Dispensaries) • Industrial Park (Medical Marijuana Grower/Processor) 				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is Consistent		Project is Consistent		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. The proposed text amendment is consistent with the 2017 Cumberland County Comprehensive Plan which encourages municipalities to provide for all land uses in their zoning ordinance (Grow Page 26). The current East Pennsboro Township Zoning Ordinance does not address or define Medical Marijuana Facilities. 2. The proposed text amendment is consistent with the 2019 East Pennsboro Township Comprehensive Plan which indicates that the township should review the Zoning Ordinance to evaluate the list of permissible land uses (Page 18). 3. The Pennsylvania Medical Marijuana Act (Act 16 of 2016) (Section 2107). The state requirements indicate that a grower/processor shall meet the same zoning requirements as other manufacturing land uses located in the same district and that a dispensary shall meet the same zoning requirements as other commercial facilities located in the same district. The proposed language appears to comply with these requirements. 4. Proposed Section 4.B.9 indicates that loading and off-loading areas shall comply with Section 703 of the Zoning Ordinance. Section 703 regulates Conditional Uses in the Agricultural District. This section reference should be verified. 5. Proposed Section 4.C.7 references Article VI, Subsection 295-104 Off-Street Parking 				

Regulations. This section should be verified. Off-Street parking regulations are found in Part 21 of the Zoning Ordinance.

6. Proposed Section 4.C.8 should reference the type of screen and buffer as required in the Screening and Buffering (27-1901.2) Section of the Zoning Ordinance.
7. Proposed Section 4.C.10 should reference the Pennsylvania Department of Health requirements for security.
8. The Township should clarify proposed Section 5 (Administration and Enforcement) and Section 7 (Penalties). Is the purpose of these sections to replace existing sections of the zoning ordinance or are they being provided as information only? Each proposed section in the amendment language should reference a section in the Zoning Ordinance that will be amended or replaced. It appears that this language is not necessary to accompany the proposed medical marijuana regulations if it is not amending or replacing text in the zoning ordinance.

"Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records."