



***CRANBERRY TOWNSHIP  
PLANNING ADVISORY COMMISSION  
WORK SESSION  
MINUTES OF MONDAY, AUGUST 28, 2017***

**Members Present**

**Jim Colella  
John Morgan  
Susan Rusnak**

**Staff Present**

**Nancy Auer , Recording Secretary  
Ron Henshaw , Director , Planning & Development Services  
Jordan Holloway , Land Development Specialist  
Jason Kratsas , Director , Engineering  
Kathleen McCaig, Planning Specialist**

**Call to Order**

1. Salute to the Flag

Mr. Colella called the meeting to order at 6:00 p.m.

- 1.1. Roll Call

Mr. Colella acknowledged the presence of all members except Ms. Beck and Mr. Thompson, who were excused.

**Minutes**

2. Minutes

- 2.1. Minutes of July 31, 2017 Work Session Meeting

**VOTING**

Motion by: Susan Rusnak  
Second by: John Morgan

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	x			
John Morgan	x			
Susan Rusnak	x			

**Reports**

3. Planning & Development Services Monthly Report - July, 2017

**Public Comment**

4. Public Comment (Any item not on the Agenda)

**Old Business**

5. Old Business

**New Business**

6. New Business

6.1. PR #20087 - Cannon USA Building Expansion - Preliminary and Final Land Development (TLD 10/28/17)

Consider a Preliminary and Final Land Development application for a 26,000 square foot building addition to an existing Light Manufacturing establishment located at 1235 Freedom Road on 5 acres in the SP-1 zoning district.

PR #'s 20087 and 20088 were reviewed simultaneously.

Mr. Holloway gave the overview of this project.

Mr. D. J. Housley of R.F. Mittal & Associates, Inc. was available for comments from the Commission.

**VOTING**

Motion by: John Morgan

Second by: Susan Rusnak

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	x			
John Morgan	x			
Susan Rusnak	x			

6.2. PR #20088 - Cannon USA Building Expansion - Conditional Use (TLD 9/29/17 to open public hearing)

Consider a Conditional Use application for a 26,000 square foot building addition to an existing Light Manufacturing establishment located at 1235 Freedom Road on 5 acres in the SP-1 zoning district.

**VOTING**

Motion by: John Morgan

Second by: Susan Rusnak

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	x			
John Morgan	x			
Susan Rusnak	x			

6.3. PR #20300 - Element Hotel/Cracker Barrel - Rev Final Land Development (TLD 11/5/17)

Consider Revised Final Land Development approval for a one story, 9,125 square foot, Restaurant to be located at 1740 Route 228 and a 104 room, 69,600 square foot, 6 story Hotel to be located at 1744 Route 228 on 5.86 acres in the BPK zoning district.

PR #'s 20300 and 20319 were reviewed simultaneously.

Mr. Holloway gave the overview of this project.

Mr. John Frydrych of RA Smith National was available for comments from the Commission.

**VOTING**

Motion by: Susan Rusnak

Second by: John Morgan

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	x			
John Morgan	x			
Susan Rusnak	x			

6.4. PR #20319 - Element Hotel/Cracker Barrel - Conditional Use (TLD to open public hearing 10/13/17)

Consider Conditional Use approval for a one story, 9,125 square foot, Restaurant to be located at 1740 Route 228 and a 104 room, 69,600 square foot, 6 story Hotel to be located at 1744 Route 228 on 5.86 acres in the BPK zoning district.

**VOTING**

Motion by: Susan Rusnak

Second by: John Morgan

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	x			
John Morgan	x			
Susan Rusnak	x			

6.5. PR #20288 - The Healing Center - Preliminary & Final Land Development (TLD 11/5/17)

Consider a Preliminary and Final Land Development application for a one story, 10,680 square foot Medical Marijuana Sales facility to be located at 270 Executive Drive on approximately 2.6 acres in the SU-1 zoning district.

Mr. Holloway gave the orientation and presentation for this project.

Mr. Adrian Halterlein of Hampton Technical Associates and Mr. Jay Richards, Developer, were available for comments from the Commission.

**VOTING**

Motion by: John Morgan

Second by: Susan Rusnak

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	x			
John Morgan	x			
Susan Rusnak	x			

6.6. PR #20329 - Village of Cranberry Woods - Revised Final Land Development (TLD 11/5/17)

Consider a Revised Final Land Development for revisions to Phase 2C to remove seven garage buildings in the proposed Community Character Development-2 and Large Land Development and replacing them with additional parking spaces along Fieldstone Alley in Phase 2 of the Village of Cranberry Woods Development on 57.11 acres in the CCD-2 zoning district.

The Developer has requested this application be continued to the September 25th meeting.

**Ordinances**

7. Ordinances

7.1. Bill No. 2017-07 - Zoning Ordinance Amendment for Signs and Shopping Centers

Discussion in regards to Bill No. 2017-07, amending Signs and Shopping Centers within Chapter 27.

Ms. Kathleen McCaig, Planning Specialist, gave a presentation reviewing amendments to Chapter 27 (Zoning Ordinance) for Shopping Centers.

**VOTING**

Motion by: Susan Rusnak

Second by: John Morgan

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	x			
John Morgan	x			
Susan Rusnak	x			

**Discussion**

8. Additional discussion items

Discussion on the proposed zoning amendment for Chapter 27, Part 6. Signs

Ms. Kathleen McCaig, Planning Specialist, gave a presentation on changes that will be made to Chapter 27, Part 6. Signs.

**Adjournment**

9. A motion was made to adjourn at 8:12 p.m.

**VOTING**

Motion by: Susan Rusnak

Second by: John Morgan

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	x			
John Morgan	x			
Susan Rusnak	x			

Respectfully submitted,

Nancy Auer  
Recording Secretary