



***CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
WORK SESSION
MINUTES OF MONDAY, JANUARY 29, 2018***

Members Present

**Sharon Beck
Jim Colella
Chrissy Koenig
John Morgan
Susan Rusnak**

Staff Present

**Nancy Auer , Recording Secretary
Ron Henshaw , Director , Planning & Development Services
Jordan Holloway , Land Development 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. At this time, he introduced and welcomed Chrissy Koenig as the newest member.

Reorganization:

Mr. Morgan nominated Mr. Colella as Chairperson. Ms. Rusnak seconded the motion. The vote was unanimous.

Ms. Rusnak nominated Ms. Beck as Vice Chairperson. Mr. Morgan seconded the motion. The vote was unanimous.

Mr. Morgan nominated Ms. Auer as Secretary. Ms. Beck seconded the motion. The vote was unanimous.

Minutes

2. Minutes

- 2.1. Minutes of December 4, 2017 Regular Meeting

VOTING

Motion by: Susan Rusnak

Second by: John Morgan

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	x			
Jim Colella	x			
Chrissy Koenig	x			
John Morgan	x			
Susan Rusnak	x			

Reports

3. Planning & Development Services Monthly Report - December, 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 #20329 - Village of Cranberry Woods - Revised Final Land Development, Phase 2C (TLD 2/2/18)

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.

PR #'s 20329 and 21067 were reviewed simultaneously.

Mr. Holloway gave the overview of these two projects.

There was not representation for these applications.

Mr. Colella advised he would need to abstain from these applications.

Discussion by the Commission included: Plantings along the parking spaces, curbing and revisions in reference to the townhousees.

VOTING

Motion by: Susan Rusnak

Second by: Sharon Beck

Member	YES	NO	ABSTAIN	RECUSE
--------	-----	----	---------	--------

Sharon Beck	x			
Jim Colella			x	
Chrissy Koenig	x			
John Morgan	x			
Susan Rusnak	x			

6.2. PR #21067 - Village of Cranberry Woods - Revised Preliminary Land Development (TLD 4/28/18)

Consider Revised Preliminary Land Development approval for revisions to a proposed Community Character Development-2 and Large Land Development removing garages in Phase 2C of the Village of Cranberry Woods Development on 57.11 acres in the CCD-2 zoning district.

VOTING

Motion by: Susan Rusnak

Second by: Sharon Beck

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	x			
Jim Colella			x	
Chrissy Koenig	x			
John Morgan	x			
Susan Rusnak	x			

6.3. PR #21074 - Heights at Thorn Hill - Preliminary & Final Land Development (TLD 4/28/18)

Consider a Preliminary & Final Land Development application for a two phase, two building development consisting of 135,617 square square foot office, warehouse use to be located at 197/199 Thorn Hill Road on 16.5 acres in the SP-1 zoning district.

PR #'s 21074 and 21075 were reviewed simultaneously.

Mr. Hollow gave the overview of this project.

Mr. Jonathan Garczewski of The Gateway Engineers was available for comment from the Commission.

Discussion by the Commission included: Retaining wall placement and size, the left turn lane into this site, and the modification being requested for no plantings in the endcaps due to an enhanced pedestrian network in the parking lot.

VOTING

Motion by: Sharon Beck

Second by: John Morgan

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	x			
Jim Colella			x	
Chrissy Koenig	x			
John Morgan	x			
Susan Rusnak	x			

6.4. PR #21075 - Heights at Thorn Hill - Conditional Use (TLD to open public hearing 3/10/18)

Consider a Conditional Use application for a two phase, two building development consisting of 135,617 square square foot office, warehouse use to be located at 197/199 Thorn Hill Road on 16.5 acres in the SP-1 zoning district.

VOTING

Motion by: Sharon Beck

Second by: John Morgan

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	x			
Jim Colella			x	
Chrissy Koenig	x			
John Morgan	x			
Susan Rusnak	x			

6.5. PR #21071 - Breckenridge Subdivision Lot Consolidation - Lot Line Revision (TLD 4/28/18)

Consider a Preliminary and Final Subdivision application for two lots located at 1129 Freedom Road in the R-2 zoning district.

The developer has requested this application be continued to the February 26, 2018 meeting.

6.6. PR #21072 - Breckenridge - Preliminary Land Development (TLD 4/28/18)

Consider a Preliminary Land Development application for 78 townhouse units to be located along Freedom Road on 13.2 acres in the CCD Freedom B Overlay zoning district.

The developer has requested this application be continued to the February 26, 2018 meeting.

6.7. PR #20642 - Doyle Property - Preliminary Land Development (TLD 3/2/18)

Consider a Preliminary Land Development application for a 91,800 square foot Neighborhood Shopping Center consisting of 81,000 square feet of Retail, 8,000 square feet of Restaurant, and 2,800 square feet for a Financial Institution with drive-thru facility on 16.5 acres at the intersection of Route 19 and Dutilh Road in the SU-1 zoning district.

The developer has requested this application be continued to the February 26, 2018 meeting.

- 6.8. PR #20643 - Doyle Property - Conditional Use Approval (TLD to open public hearing 2/23/18)

Consider a Conditional Use application for a 91,800 square foot Neighborhood Shopping Center consisting of 81,000 square feet of Retail, 8,000 square feet of Restaurant, and 2,800 square feet for a Financial Institution with drive-thru facility on 16.5 acres at the intersection of Route 19 and Dutilh Road in the SU-1 zoning district.

The developer has requested this application be continued to the February 26, 2018 meeting.

Ordinances

7. Ordinances

Discussion

8. Additional discussion items

It was noted that the February 5, 2018 meeting has been canceled.
The next meeting will be Monday, February 26, 2018.

Adjournment

9. Motion to adjourn

The meeting was adjourned at 6:37 p.m.

VOTING

Motion by: Susan Rusnak

Second by: John Morgan

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	x			
Jim Colella	x			
Chrissy Koenig	x			
John Morgan	x			
Susan Rusnak	x			

Respectfully submitted,

Nancy Auer
Recording Secretary