



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
WORK SESSION
MINUTES OF MONDAY, APRIL 30, 2018**

Members Present

**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
Jason Kratsas , Director , Engineering**

Call to Order

1. Salute to the Flag

Mr. Colella called the meeting to order at 6:00 p.m. and acknowledged the presence of all members, except Ms. Beck, who was excused.

- 1.1. Roll Call

Minutes

2. Minutes

- 2.1. Minutes of April 2, 2018 Regular Meeting

VOTING

Motion by: Susan Rusnak
Second by: Chrissy Koenig

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

Reports

3. Planning & Development Services Report, March, 2018

Public Comment

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

Old Business

5. Old Business

New Business

6. New Business

- 6.1. PR #21586 - Lucky Auto Recovery - Conditional Use (TLD to open public hearing 6/10/18)

Consider an application for Conditional Use for an Automobile Repair business to be located in an existing building located at 20333A Route 19 in the C-3 zoning district.

Mr. Henshaw gave the review of this project.

Mr. Ian McGee was in the audience available for comments from the Commission.

VOTING

Motion by: John Morgan

Second by: Chrissy Koenig

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

- 6.2. PR#21523 - Fresenius Kabi Building Expansion - Preliminary and Final Land Development (TLD 7/28/2018)

Consider an application for Preliminary & Final Land Development for a 6,600 square foot building addition to an existing Light Manufacturing establishment located at 770 Commonwealth Drive on 4.7 acres in the SP-1 zoning district.

PR #'s 21523 and 21524 were reviewed simultaneously.

Ms. Koenig advised she would be abstaining from these applications.

Mr. Holloway gave the overview of this project.

Mr. Doug Tait of Tait Engineering was available for comments from the Commission.

VOTING

Motion by: Susan Rusnak

Second by: John Morgan

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

6.3. PR#21524 - Fresenius Kabi Building Expansion - Conditional Use (TLD to open public hearing 6/7/2018)

Consider an application for Conditional Use for a 6,600 square foot building addition to an existing Light Manufacturing establishment located at 770 Commonwealth Drive on 4.7 acres in the SP-1 zoning district.

VOTING

Motion by: Susan Rusnak

Second by: John Morgan

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

6.4. PR #21526 - Lot 1A Knockout Development - Preliminary & Final Land Dev (TLD 7/28/18)

Consider an application for Preliminary and Final Land Development for a one story, 7,874 square foot, Large Retail building to be located within the Knockout Development at 1720 Route 228 on 1 acre in the SU-1 zoning district.

PR #'s 21526 and 21527 were reviewed simultaneously.

Mr. Colella advised he would be abstaining from these applications.

Mr. Holloway gave the overview of this project.

The Commission advised they would like to see additional architectural features to the exterior of the building on the southern side.

VOTING

Motion by: Susan Rusnak

Second by: John Morgan

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

6.5. PR #21527- Lot 1A Knockout Development - Conditional Use (TLD to open public hearing 6/7/18)

Consider an application for Conditional Use for a one story, 7,874 square foot, Large Retail building to be located within the Knockout Development at 1720 Route 228 on 1 acre in the SU-1 zoning district.

VOTING

Motion by: Susan Rusnak

Second by: John Morgan

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

6.6. PR #21536 - Meeder - Preliminary Land Development (TLD 7/28/18)

Consider an application for Preliminary Land Development for a Large Land Development, Retail, Restaurant, and 653 residential units to be located between Rochester Road, Unionville Road, Ogle View Road and Route 29 on 57.30 acres in the CCD-2 zoning district.

PR #'s 21536 and 21537 were reviewed simultaneously.

Mr. Anthony Faranda-Diedrich of Charter Homes gave a presentation to the Commission members on the new Meeder development.

The Commission reviewed modifications/waivers that will be requested at the next meeting.

Some of the modification/waivers reviewed were: sidewalks (inside and outside the plan), curbing, apartment building facades, driveway depths in alleys, fire truck turning capabilities, building fronting streets, walking axis.

Feedback was provided and there was further discussion.

6.7. PR #21537 - Meeder - Conditional Use (TLD to open public hearing 6/7/18)

Consider an application for Conditional Use for a Large Land Development, Retail, Restaurant, and 653 residential units to be located between Rochester Road, Unionville Road, Ogle View Road and Route 29 on 57.30 acres in the CCD-2 zoning district.

6.8. PR #21072 - Breckenridge - Preliminary Land Development (TLD 7/6/18)

Consider an application for Preliminary Land Development 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 May 29, 2018 meeting.

- 6.9. PR #21073 - Breckenridge - Conditional Use (TLD to open public hearing 7/6/18)

Consider an application for Conditional Use 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 May 29, 2018 meeting.

- 6.10. PR #21071 - Breckenridge Lot Consolidation - Lot Line Revision (TLD 7/6/18)

Consider an application for the consolidation of two lots located at 1129 Freedom Road in the R-2 zoning district.

The developer has requested this application be continued to the May 29, 2018 meeting.

Ordinances

7. Ordinances

Discussion

8. Additional discussion items

- 8.1. Zoning Ordinance Amendment (PRD revisions)

Mr. Henshaw explained to the Commission members present that staff is currently working on revisions to the PRD section of the Zoning Ordinance.

Commission members provided input on the proposed changes.

Mr. Henshaw advised that this amendment will continue to be revised by staff and the draft version will be presented within the next few months.

Adjournment

9. Motion to adjourn at 8:04 p.m.

VOTING

Motion by: John Morgan

Second by: Susan Rusnak

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

Respectfully submitted,

Nancy Auer

Recording Secretary