



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
MINUTES OF MONDAY, DECEMBER 3, 2018**

Members Present

**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

Ms. Rusnak called the meeting to order at 6:00 p.m.

- 1.1. Roll Call

Ms. Rusnak acknowledged the presence of all members except Mr. Colella, who was excused, and Ms. Beck, who was absent.

Minutes

2. Minutes

- 2.1. Minutes of October 29, 2018 Regular Meeting

VOTING

Motion by: John Morgan
Second by: Chrissy Koenig

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

Reports

3. Planning & Development Services Monthly Report - October, 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 #22881 - Park Meadows PRD (Formerly Goehring Road PRD) - Final Planned Residential Development (TLD 2/16/19)

Consider a Final Planned Residential Development application for a one phase, sixty-seven (67) single family residential lot development located along Goehring Road on 37.4 acres in the R-2 zoning district.

Mr. Holloway gave the overview of this project.

Ms. Ginny Looney of HRG gave the presentation and was available for comments from the Commission.

VOTING

Motion by: Chrissy Koenig

Second by: John Morgan

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

6.2. PR #22888 - Forest Edge - Revised Tentative Planned Residential Dev (TLD to open PH 2/16/19)

Consider Revised Tentative Planned Residential Development for a three phase, one hundred (100) single family residential lot development located along Hope Road on 96.97 acres in the PRD/R-1 zoning districts.

Mr. Holloway gave the overview of this project.

Ms. Ginny Looney of HRG gave the presentation and was available for comments from the Commission.

Mr. David Lucci, Victor Wetzel Associates was present and spoke on behalf of some Forest Edge Residents. He expressed concerns with stormwater run off and drainage from Forest Knoll Estates onto the Forest Edge lots and inquired if there was potential for any backup of this water.

Public comment included the following:

Ann Gill of 120 Mirage Drive

- change in the quality of life in the neighborhood
- requests that the Commission consider increasing green space
- like to see an increase in the number of trees in the buffer density
- believes she will have a loss of privacy and would be interested in purchasing three of the lots in Forest Edge.

Rodney Smith of 113 Mirage Drive

- concerned with the proposed berm behind his home. He advises there is a natural water flow from his lot to the property behind his home and believes this new berm may interrupt the continuation of this flow
- would also like to see the wetlands maintained.

Erma Scarfutti of 154 Majestic Drive

- advises that privacy has been lost for her home as a number of existing trees have been removed in Phase 1 and 2A
- wants the Commission to know that the animal population in the area has changed
- doesn't agree with the removal of mature trees and replacing them with new trees
- bridle trail changes

Leona Mitchell of 117 Mirage Drive

- disagrees with the amount of existing vegetation on her lot that is shown on the plan
- wants to be sure that the existing mature oak trees on her property are not damaged

Kim Matthews of 107 Mirage Drive

- is concerned that there are existing mature pine trees behind her home that will be removed and replaced with shrubs

Josh Pace of 108 Morningside Drive

- is concerned with the current location of the CBU and existing parking for Forest Edge with the addition of the Phase 3 homes
- requested info on the possibility of an additional access point to the development and whether a traffic study was completed with the addition of Phase 3

VOTING

Motion by: Chrissy Koenig

Second by: John Morgan

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

6.3. PR #22892 - Bank of America - Preliminary and Final Land Development (TLD 3/2/19)

Consider a Preliminary and Final Land Development application for a one (1) story, 6,470 square foot Financial Institution with Drive-Thru to be located at 20133 Route 19 on .94 acres in the C-3 zoning district.

PR #'s 22892 and 22893 were reviewed simultaneously.

Mr. Holloway gave the overview of this project.

Mr. Michael Takacs of Bohler Engineering and John Deklewa of the Development team were available for comments from the Commission.

Renderings of the building and requested modifications were reviewed.

VOTING

Motion by: Chrissy Koenig

Second by: John Morgan

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

6.4. PR #22893 - Bank of America - Conditional Use (TLD to open public hearing 2/8/19)

Consider a Conditional Use application for a one (1) story, 6,470 square foot Financial Institution with Drive-Thru to be located at 20133 Route 19 on .94 acres in the C-3 zoning district.

VOTING

Motion by: Chrissy Koenig

Second by: John Morgan

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

6.5. PR #21072 - Breckenridge - Preliminary Land Development (TLD 3/8/19)

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 January 28, 2019 meeting.

6.6. PR #21073 - Breckenridge - Conditional Use (TLD to open public hearing 3/8/19)

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 January 28, 2019 meeting.

6.7. PR #21071 - Breckenridge Lot Consolidation - Lot Line Revision (TLD 3/8/19)

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 January 28, 2019 meeting.

Ordinances

7. Ordinances

Discussion

8. Additional discussion items

8.1. Discussion on "Tiny Homes"

Mr. Henshaw spoke with the Commission in reference to “tiny homes”. He advised staff is working on including this in the zoning ordinance.

8.2. Project update - Reserve at Eagle Hill

Mr. Holloway gave a progress report on The Reserve at Eagle Hill.

Adjournment

9. Motion to adjourn was made at 7:40 p.m.

VOTING

Motion by: John Morgan

Second by: Chrissy Koenig

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

Respectfully submitted,

Nancy Auer
Recording Secretary