



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
WORK SESSION
MINUTES OF MONDAY, JANUARY 28, 2019**

Members Present

Sharon Beck
Jim Colella
Chrissy Koenig
Susan Rusnak

Staff Present

Nancy Auer , Recording Secretary
Ron Henshaw , Director , Planning & Development Services
Jason Kratsas , Director , Engineering & Environmental Services
Nicole Pollock , Planning and Development Specialist

Call to Order

1. Salute to the Flag

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

2. Roll Call

Mr. Colella acknowledged the presence of all members, except Mr. Morgan, who was excused.
Mr. Henshaw introduced Nicole Pollock as our new Planning & Development Sepecialist.

Minutes

Reports

Public Comment (Any item not on the agenda)

Old Business

New Business

1. PR #23124 - Holiday Inn Express - Revised Prelim/Final Land Development (TLD 4/27/19)

Consider a Revised Preliminary and Final Land Development application for a 4 story, 84 room, 55,144 square foot Hotel to be located at 1740 Route 228 on 1 acre in the BPK zoning district.

Mr. Henshaw gave the overview of this project.

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

Commission members advised they would like to see another break in the front façade.

VOTING

Motion by: Rusnak, Susan

Second by: Koenig, Chrissy

Member	YES	NO	ABSTAIN	RECUSE
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Sharon Beck	X			
Jim Colella	X			
Chrissy Koenig	X			
Susan Rusnak	X			

2. PR #23119 - The Courtyards at Willow Grove - Tentative Planned Residential Development (TLD 3/9/19)

Consider an application for Tentative Planned Residential Development for a one phase, twenty-seven (27) single family residential lot development to be located along N. Boundary Road on 15 acres in the R-2 zoning district.

Mr. Henshaw gave the overview of this project.

Mr. Brett Shultz of Willow Grove LP was available for comments by the Commission.

Mr. Shultz gave a presentation and reviewed the waiver that has been requested.

The Commission asked that the developer consider adding a bench at the park in the tear drop island and explore options for the fencing along North Boundary road such as staggering the sections, etc. while keeping in mind a continuous barrier that prevents children from getting to the street.

At this time Mr. Richard Easterling of 3158 Unionville Road asked about the type of units that will be constructed and asked if a Homeowners Association would be formed.

VOTING

Motion by: Beck, Sharon

Second by: Koenig, Chrissy

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	X			
Jim Colella	X			
Chrissy Koenig	X			
Susan Rusnak	X			

3. 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 February 25, 2019 meeting.

4. 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 February 25, 2019 meeting.

5. 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 February 25, 2019 meeting.

Conceptual Plan Review

1. Park Place, Phase 8

A presentation will be given for changes that will be made to Phase 8 of the Park Place CCD-2 Development.

Mr. Ed Moore of Sheffler & Co. gave a presentation showing revisions to Phase 8 of the Park Place CCD-2 development.

The Commission asked that the developer consider additional road access through this development.

Ordinances

Discussion

1. Cranberry-Pine No. 3 - 138 Kilovolt Transmission Project

Discussion on the transmission line project impacting township properties.

Mr. Henshaw discussed with the Commission a project that American Transmission Systems, Inc. (ATSI) is proposing to build in Butler County that would be constructed in Cranberry Township.

Adjournment

1. Motion to adjourn

A motion to adjourn was made at 7:37 p.m.

VOTING

Motion by: Beck, Sharon

Second by: Rusnak, Susan

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	X			
Jim Colella	X			
Chrissy Koenig	X			
Susan Rusnak	X			

Respectfully submitted,

Nancy Auer
Recording Secretary