



**Planning Advisory Commission
Work Session**
Monday, March 25, 2019
6:00 PM

Call to Order

- 1 Salute to the Flag
- 2 Roll Call

Minutes

- 1 Minutes of January 8, 2019 Regular Meeting
- 2 Minutes of January 28, 2019 Work Session

Reports

- 1 Planning & Development Services Report, January 2019
- 2 Planning & Development Services Report, February 2019

Public Comment (Any item not on the agenda)

Old Business

New Business

- 1 PR #23399 - The Courtyards at Willow Grove - Final Ph 1 Planned Residential Development (TLD 5/8/19)

Consider a Final Phase 1 Planned Residential Development application for twenty-seven (27) single family residential units to be located along N. Boundary Road on 15 acres in the R-2 zoning district.
- 2 PR #23393 Guardian Storage Grading - Preliminary and Final Land Development (TLD 6/21/19)

Consider a Preliminary and Final Land Development application for the grading of .38 acres for a Storage facility to be located in Seven Fields along Route 228.
- 3 PR #23396- Fresenius Kabi Building Expansion - Revised Prelim and Final Land Development (TLD 6/21/2019)

Consider a Preliminary & Final Land Development application for a one (1) story, 18,500 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.

- 4 PR #23397- Fresenius Kabi Building Expansion - Conditional Use (TLD to open public hearing 5/4/2019)

Consider a Conditional Use application for a one (1) story, 18,500 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.

- 5 PR #23394 - Indoor Dog Park - Cranberry - Preliminary and Final Land Development (TLD 6/21/19)

Consider a Preliminary and Final Land Development application for a one (1) story, 19,425 square foot Commercial and Private Recreation facility to be located at 2714 Rochester Road on 1.2 acres in the SP-1 zoning district.

- 6 PR #23395 - Indoor Dog Park - Cranberry - Conditional Use (TLD to open public hearing 6/21/19)

Consider a Conditional Use application for a one (1) story, 19,425 square foot Commercial and Private Recreation facility to be located at 2714 Rochester Road on 1.2 acres in the SP-1 zoning district.

- 7 PR #21071 - Breckenridge Lot Consolidation - Lot Line Revision (TLD 5/3/19)

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 April 29, 2019 meeting.

- 8 PR #21072 - Breckenridge - Preliminary Land Development (TLD 5/3/19)

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 April 29, 2019 meeting.

Conceptual Plan Review

- 1 Park Place, Phase 7

A presentation will be given for proposed revisions for Phase 7 of the Park Place CCD-2 Development.

Ordinances

- 1 Bill No. 2019-03 - Ordinance Amendment - Chapter 27 (Zoning)

Discussion on an ordinance amendment to Chapter 27 (Zoning) revising the Table of Authorized Principal Uses allowing Commercial and Private Recreation as a Conditional Use in the C-1 zoning district.

Discussion

- 1 CCD Ordinance

Discussion on potential revisions to the CCD Ordinance.

- 2 Presentation on the updated Market Analysis of the Township

- 3 Discussion on the Neighborhood Plan

Adjournment

- 1 Motion to adjourn

**Please contact Planning & Development Services at 724-776-4806, extension 1104, if you have any ADA-related special needs.*