



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
WORK SESSION
MINUTES OF MONDAY, MARCH 25, 2019**

Members Present

Jim Colella
Chrissy Koenig
John Morgan
Susan Rusnak

Staff Present

Nancy Auer , Recording Secretary
Ron Henshaw , Director , Planning & Development Services
Jordan Holloway , Manager , 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 6:01 p.m.

2. Roll Call

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

Minutes

1. Minutes of January 8, 2019 Regular Meeting

VOTING

Motion by: Rusnak, Susan
Second by: Koenig, Chrissy

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

2. Minutes of January 28, 2019 Work Session

VOTING

Motion by: Rusnak, Susan
Second by: Koenig, Chrissy

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	X			
Chrissy Koenig	X			

John Morgan	X			
Susan Rusnak	X			

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.

Mr. Holloway gave the overview of this project.

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

VOTING

Motion by: Rusnak, Susan

Second by: Morgan, John

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

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.

Mr. Holloway gave the overview of this project.

Mr. Ed Moore of Sheffler & Company was available for comment from the Commission.

VOTING

Motion by: Morgan, John

Second by: Koenig, Chrissy

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

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.

PR #'s 23396 and 23397 were reviewed simultaneously.

Ms. Koenig advised she would need to abstain from this project.

Mr. Holloway gave the overview of this project.

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

The Planning Advisory Commission continued this application to the April 1, 2019 meeting to review revised architectural renderings.

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.

PR #'s 23394 and 23395 were reviewed simultaneously.

Mr. Holloway gave the overview of this project.

Ms. Sarah Gover and Mr. Jon Hanan, Developers of the project, along with Mr. Doug Tait of Tait Engineering were available for comment from the Commission.

The Planning Advisory Commission continued these applications to the April 1, 2019 meeting to review revised architectural renderings and review modifications for the no-pave setback, the dumpster enclosure, and the traffic study.

-
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.

Mr. Ed Moore of Sheffler & Co. gave a presentation showing revisions to Phase 7 of the Park Place CCD-2 development.

The Commission asked that the developer consider variations in architectural exteriors for Phases 7 and 8 of this 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.

Mr. Henshaw gave the overview of this Ordinance amendment.

VOTING

Motion by: Morgan, John

Second by: Koenig, Chrissy

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

Discussion

1. CCD Ordinance

Discussion on potential revisions to the CCD Ordinance.

Mr. Henshaw gave an overview of this project.

2. Presentation on the updated Market Analysis of the Township

Mr. Henshaw gave a presentation for the update to the Market Analysis. He advised the members that this presentation will be given to the Board of Supervisors at the April 25th meeting.

3. Discussion on the Neighborhood Plan

Mr. Holloway gave an overview of this project to the Commission.

He advised a presentation will be given to the Board at their April 4th meeting.

Adjournment

1. Motion to adjourn

A motion to adjourn was made at 7:51 p.m.

VOTING

Motion by: Morgan, John
Second by: Koenig, Chrissy

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

Respectfully submitted,

Nancy Auer
Recording Secretary