



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
WORK SESSION
MINUTES OF MONDAY, APRIL 29, 2019**

Members Present

Sharon Beck
Jim Colella
Chrissy Koenig
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

Call to Order

1. Salute to the Flag

Mr. Colella called the meeting to order at 6:03 p.m.

2. Roll Call

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

Minutes

1. Minutes of April 1, 2019 Regular Meeting

VOTING

Motion by: Rusnak, Susan

Second by: Beck, Sharon

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

2. Minutes of March 25, 2019 Work Session

VOTING

Motion by: Rusnak, Susan

Second by: Beck, Sharon

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

Susan Rusnak	X			
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Reports

1. Planning & Development Services Report, March 2019

Public Comment (Any item not on the agenda)

Old Business

New Business

1. PR #23624 - Forest Edge PRD - Final Phase 3 PRD (TLD 6/12/19)

Consider a Final Planned Residential Development application for Phase 3 consisting of forty-two (42) single family residential lots located along Morningside Drive within the Forest Edge PRD on approximately 33.9 acres in the PRD zoning district.

Mr. Holloway gave the overview of this project.

Ms. Virginia Loaney of HRG was available for comments from the Commission.

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			

2. PR #23635 - JPMorgan Chase Bank - Preliminary and Final Land Development (TLD 7/27/19)

Consider a Preliminary and Final Land Development application for a one (1) story, 3,470 square foot Financial Institution with Drive Thru facility to be located at 1338 Freedom Road on .94 acres in the C-3 zoning district.

PR #'s 23635 and 23636 were reviewed simultaneously.

Mr. Holloway gave the overview of this project.

Mr. Joe Liberella of Civil & Environmental Consultants, Inc. was available for comments from the Commission.

Commission discussion included the location of the sidewalk.

VOTING

Motion by: Rusnak, Susan

Second by: Koenig, Chrissy

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

3. PR #23636 - JPMorgan Chase Bank - Conditional Use (TLD to open public hearing 6/6/19)

Consider a Conditional Use application for a one (1) story, 3,470 square foot Financial Institution with Drive Thru facility to be located at 1338 Freedom Road on .94 acres in the C-3 zoning district.

VOTING

Motion by: Rusnak, Susan

Second by: Beck, Sharon

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

4. PR #23630 - Progress Avenue Distribution Warehouse Plan of Lots - Subdivision (TLD 7/27/19)

Consider a Preliminary and Final subdivision application for a two (2) subdivision of 4.75 acres located at 50 Progress Avenue in the TLI zoning district.

PR #'s 23630 and 23631 were reviewed simultaneously.

Mr. Holloway gave the presentation for this project.

VOTING

Motion by: Koenig, Chrissy

Second by: Beck, Sharon

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

5. PR #23631 - 50 Progress Avenue Distribution Warehouse - Revised Preliminary and Final Land Development (TLD 7/27/19)

Consider a Revised Preliminary and Final Land Development application for a two phase, four building, 47,813 square foot Distribution Warehouse Center development located at 50 Progress Avenue on 4.7 acres in the TLI zoning district.

VOTING

Motion by: Koenig, Chrissy

Second by: Beck, Sharon

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

6. PR #23626 - Meeder - Revised Preliminary Land Development (TLD 7/27/19)

Consider a Revised Preliminary Land Development application for a CCD-2 Development consisting of Large and Small Retail, Restaurant, Office, Single Family Detached Dwellings, Single Family Attached/Townhouse Units, Multi-story/Multi-Family Units, and

Apartments/Multi-Family Units to be located between Rochester Road, Unionville Road, Ogle View Road and Route 19 on 57.30 acres in the CCD-2 zoning district.

PR #'s 23626, 23627, and 23628 were reviewed simultaneously.

Mr. Holloway gave the overview of these applications.

Ms. Jessica Tuttle of Watermark Development was available for comment from the Commission.

Ms. Tuttle showed revisions to the plans which move some of the garage buildings.

VOTING

Motion by: Koenig, Chrissy

Second by: Beck, Sharon

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

7. PR #23627 - Meeder - Conditional Use (TLD to open public hearing 6/6/19)

Consider a Conditional Use application for a CCD-2 Development consisting of Large and Small Retail, Restaurant, Office, Single Family Detached Dwellings, Single Family Attached/Townhouse Units, Multi-story/Multi-Family Units, and Apartments/Multi-Family Units to be located between Rochester Road, Unionville Road, Ogle View Road and Route 19 on 57.30 acres in the CCD-2 zoning district.

VOTING

Motion by: Koenig, Chrissy

Second by: Rusnak, Susan

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

8. PR #23628 - Meeder, Phase 4 - Final Land Development (TLD 7/27/19)

Consider a Final Land Development application for Phase 4 for two (2) apartment buildings: Building 289: 48,090 square foot, 138 unit apartment building with integral clubhouse to be located at 1000 Strand Drive and Building 288: 43,400 square foot, 138 unit apartment building with pool to be located at 2000 Strand Drive within the Meeder Development in the CCD-2 zoning district.

VOTING

Motion by: Koenig, Chrissy

Second by: Rusnak, Susan

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

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

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 May 28, 2019 meeting.

10. PR #21072 - Breckenridge - Preliminary Land Development (TLD 7/3/19)

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 May 28, 2019 meeting.

11. PR #21073 - Breckenridge - Conditional Use (TLD to open public hearing 7/3/19)

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 May 28, 2019 meeting.

Conceptual Plan Review

Ordinances

Discussion

1. Staff will speak about a recent trip made to Carmel, Indiana

Mr. Henshaw and Mr. Holloway gave a presentation from their recent trip to Carmel, Indiana.

Adjournment

1. Motion to adjourn

The meeting was adjourned at 8:00 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