



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
MINUTES OF MONDAY, NOVEMBER 25, 2019**

Members Present

Sharon Beck
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

Call to Order

1. Salute to the Flag

The meeting was called to order at 6:02 p.m. by Mr. Colella.

Minutes

1. Minutes of October 28, 2019 Regular Meeting

VOTING

Motion by: Rusnak, Susan

Second by: Morgan, John

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

2. Roll Call

Mr. Colella acknowledged the presence of all members.

Reports

1. Planning & Development Services Report, October 2019

Public Comment (Any item not on the agenda)

Old Business

New Business

1. PR #25082 - Park Place Revised Phase 6 - Revised Final Land Development (TLD 2/23/20)

Consider a Revised Final Land Development application for Phase 6 removing four (4) single family residential lots and replacing them with two single family attached residential lots with a total of nine (9) townhouse units within the Park Place Development in the CCDE-2 zoning district.

PR #'s 25082, 25083, and 25085 were reviewed simultaneously. □ □ Mr. Holloway gave the overview of these projects. □ □ Mr. Colella advised the Commission members that he would need to abstain from these applications.

VOTING

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

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

2. PR #25083 - Park Place - Final Phase 7 Land Development (TLD 2/23/20)

Consider a Final Land Development application for Phase 7 consisting of sixty-six (66) townhouse units within the Park Place Development on 14.87 acres in the CCD-2 zoning district.

VOTING

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

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

3. PR #25085 - Park Place - Final Phase 8 Land Development (TLD 2/23/20)

Consider a Final Land Development application for Phase 8 consisting of one hundred fifty-one (151) townhouse units within the Park Place Development on 26.59 acres in the CCD-2 zoning district.

VOTING

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

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

4. PR #25089 - Seneca Valley School District - Conditional Use (TLD 1/3/20)

Consider a Conditional use application for a two (2) story, 199,336 square foot Public Education Facility to be located at 2070 Ehrman Road on 150.61 acres in the I-L zoning district.

PR #'s 25088 and 25089 were reviewed simultaneously.

Mr. Holloway gave the overview of this project.

Ms. Virginia Looney of HRG was available for comments from the Commission and gave a presentation of this project. Mr. Jeff Jason, Director of Security for the Seneca Valley School District along with Sean McCarty, Assistant Superintendent were available for comments.

Ms. Looney reviewed the requested modifications/waivers.

VOTING

Motion by: Beck, Sharon

Second by: Rusnak, Susan

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

5. PR #25088 - Seneca Valley School District - Preliminary and Final Land Development (TLD 1/30/20)

Consider a Preliminary and Final Land Development application for a two (2) story, 199,336 square foot Public Education Facility to be located at 2070 Ehrman Road on 150.61 acres in the I-L zoning district.

VOTING

Motion by: Beck, Sharon

Second by: Rusnak, Susan

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

Conceptual Plan Review

Ordinances

1. Bill No. 2019-04 - Chapter 5 - Short Term Rental Procedures

Staff will continue to review an amendment for Chapter 5 regulating short term rentals and bed and breakfast uses.

Mr. Henshaw reviewed changes to Bill No. 2019-04. □ □ The Commission advised they would like to see the final version at their January 7, 2020 meeting.

2. Bill No. 2019-02 - Chapter 27 - Short Term Rentals

Staff will continue to review a Zoning Ordinance amendment permitting short term rentals.

Mr. Henshaw reviewed changes made to Bill No. 2019-02. □ □ Comments from the Commission included the possibility of HOA involvement and adequate parking for guests. □ □ The Commission advised they would like to see the final version before approval. □ □ At this time Mr. Colella opened the floor to any comments from the audience. □ □ Mr. Ashby Bridges of 135 Ridgemont Drive spoke on behalf of a friend, Karen Rodgers, who have in the past used the Airbnb process to rent her father's home in Cranberry Township to supplement his income.

Discussion

Adjournment

1. Motion to adjourn

A motion to adjourn was made at 7:12 p.m.

VOTING

Motion by: Morgan, John

Second by: Beck, Sharon

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

Respectfully submitted,

Nancy Auer
Recording Secretary