



**CRANBERRY TOWNSHIP  
PLANNING ADVISORY COMMISSION  
MINUTES OF TUESDAY, JANUARY 7, 2020**

**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  
Anthony Schneider , 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

Reorganization:

1. Chairman
2. Vice Chairman
3. Secretary

Mr. Colella acknowledged the presence of all members except Ms. Beck, who was excused.  
At this time, Mr. Colella opened the floor to nominations for officers.  
Ms. Rusnak made a motion to nominate Mr. Colella as Chairperson. Mr. Morgan seconded the motion.  
The vote was unanimous.

Ms. Rusnak made a motion to nominate Ms. Beck as Vice Chairperson. Mr. Morgan seconded the motion.  
The vote was unanimous.

Mr. Morgan made a motion to nominate Ms. Auer as Secretary. Ms. Koenig seconded the motion.  
The vote was unanimous.

**Minutes**

1. Minutes of November 25, 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			

### **Reports**

1. Planning & Development Services Report, November 2019
2. Planning & Development Services Report, December 2019

### **Public Comment (Any item not on the agenda)**

### **Old Business**

### **New Business**

1. PR #25267 - J Wallace Towing - Conditional Use (TLD decision 2/11/20)

Consider a Conditional Use application for an Automobile Repair business to be located in an existing building located at 20333C Route 19 in the C-3 zoning district.

Mr. Holloway gave the overview of this project.

Mr. John Wallace, business operator, was available for comments 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			

2. PR #25278 - Limbach Co. Western PA Branch - Conditional Use (TLD 2/15/20)

Consider a Conditional Use application for a Light Manufacturing business to be located in an existing building located at 797 Commonwealth Drive in the SP-1 zoning district.

Mr. Holloway gave the overview of this project.

Ms. Donna Meyer, business operator, was available for comments from the Commission.

### **VOTING**

Motion by: Koenig, Chrissy

Second by: Morgan, John

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

3. PR #25281- Village of Cranberry Woods, Phase 1- Revised Final Land Development (TLD 4/1/20)

Consider a Revised Final Land Development application for a Sheetz Service Station to be located at 1664 Route 228 within the Village of Cranberry Woods Development in the CCD-2 zoning district.

This application will be continued without presentation to the January 27th meeting.

### **Conceptual Plan Review**

### **Ordinances**

#### **1. 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 that have been made to this amendment.

### **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. 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 that have been made to this amendment.

### **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			

### **Discussion**

### **Adjournment**

#### **1. Motion to adjourn**

A motion to adjourn was made at 6:32 p.m.

### **VOTING**

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

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

Respectfully submitted,

Nancy Auer  
Recording Secretary