



**CRANBERRY TOWNSHIP  
PLANNING ADVISORY COMMISSION  
VIRTUAL MEETING  
MINUTES OF MONDAY, AUGUST 3, 2020**

**Members Present**

Sharon Beck  
Jim Colella  
Chrissy Finnell  
John Morgan

**Staff Present**

Nancy Auer, Recording Secretary  
Ron Henshaw - Director, Planning & Development Services

**Call to Order**

**1. Salute to the Flag**

Mr. Colella called the virtual meeting to order at 6:07 p.m.

**2. Roll Call**

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

**Minutes**

**1. Minutes of June 29, 2020 Work Session**

**VOTING**

Motion by: Morgan, John

Second by: Beck, Sharon

| Member          | YES | NO | ABSTAIN | RECUSE |
|-----------------|-----|----|---------|--------|
| Sharon Beck     | X   |    |         |        |
| Jim Colella     | X   |    |         |        |
| Chrissy Finnell | X   |    |         |        |
| John Morgan     | X   |    |         |        |

**Reports**

**1. Planning & Development Services Report, June, 2020**

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

**Old Business**

**New Business**

**1. PR #26655 - Club Leaf & Bean- Conditional Use (TLD to open public hearing 9/20/20)**

Consider a Conditional Use application for a 2,965 square foot private club to be located in an existing building located at 10020 Pendleton Way, Suite 102, located within the Village of Cranberry Woods in the CCD-2 zoning district.

Mr. Henshaw gave the overview of this application.

Mr. Matt Kaltenberger, Mr. Mark Zini, and Mr. Don Balla, representatives of Club Leaf and Bean, were available for comments from the Commission.

There was discussion from the Commission on access to the building and security of the building.

### **VOTING**

Motion by: Morgan, John

Second by: Beck, Sharon

| Member          | YES | NO | ABSTAIN | RECUSE |
|-----------------|-----|----|---------|--------|
| Sharon Beck     | X   |    |         |        |
| Jim Colella     | X   |    |         |        |
| Chrissy Finnell | X   |    |         |        |
| John Morgan     | X   |    |         |        |

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#### **3. PR #25728 - Ehrman Square - Preliminary and Final Land Development (TLD 10/2/20)**

Consider a Preliminary and Final Land Development application for a four (4) building, 108,374 square foot Large Land Development, Large Retail, Office, Distribution Warehouse and Financial Institution with drive-thru on approximately 17.08 acres in the PIC zoning district at 21101 Route 19.

This applicant has requested this application be continued to the August 31, 2020 meeting.

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#### **4. PR #25729 - Ehrman Square - Conditional Use (TLD to open public hearing 10/2/20)**

Consider a Conditional Use application for a four (4) building, 108,374 square foot Large Land Development, Large Retail, Office, Distribution Warehouse and Financial Institution with drive-thru on approximately 17.08 acres in the PIC zoning district at 21101 Route 19.

This applicant has requested this application be continued to the August 31, 2020 meeting.

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### **Conceptual Plan Review**

#### **Ordinances**

#### **Discussion**

#### **Adjournment**

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

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

### **VOTING**

Motion by: Beck, Sharon

Second by: Morgan, John

| Member          | YES | NO | ABSTAIN | RECUSE |
|-----------------|-----|----|---------|--------|
| Sharon Beck     | X   |    |         |        |
| Jim Colella     | X   |    |         |        |
| Chrissy Finnell | X   |    |         |        |
| John Morgan     | X   |    |         |        |

Respectfully submitted,

Nancy Auer  
Recording Secretary