



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
WORK SESSION
MINUTES OF MONDAY, SEPTEMBER 28, 2020**

Members Present

Sharon Beck
Jim Colella
Chrissy Finnell
Susan Rusnak

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 6:00 p.m.

2. Roll Call

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

Minutes

1. Minutes of August 3, 2020 Regular meeting

VOTING

Motion by: Finnell, Chrissy
Second by: Beck, Sharon

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

Reports

1. Planning & Development Services Report, July, 2020
2. Planning & Development Services Report, August, 2020

Public Comment (Any item not on the agenda)

Old Business

New Business

1. PR #27121 - Laurel Pointe PRD - Tentative Planned Residential Dev (TLD to open public hearing 11/7/20)

Consider a Tentative Planned Residential Development application revising Phases 1 and 2 and adding Phase 3 (revising the total number of units to 168) to the previously approved Laurel Point PRD to be located along Franklin Road on 122 acres in the PRD zoning district.

PR #'s 27121 and 27123 were reviewed simultaneously.

Mr. Henshaw gave the overview of these projects.

The pattern book was reviewed.

Mr. Grant Shiring, PVE, LLC, was available for comments from the Commission.

VOTING

Motion by: Beck, Sharon

Second by: Finnell, Chrissy

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

2. PR #27123 - Laurel Pointe PRD - Final Phases 1,2,3 Planned Residential Dev (TLD 11/11/20)

Consider a Tentative Planned Residential Development application revising Phases 1 and 2 and adding Phase 3 (revising the total number of units to 168) to the previously approved Laurel Point PRD to be located along Franklin Road on 122 acres in the PRD zoning district.

VOTING

Motion by: Beck, Sharon

Second by: Finnell, Chrissy

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

3. PR #27120 - 9512 Goehring Road Development - Preliminary and Final Land Development (TLD 12/26/20)

Consider a Preliminary and Final Land Development application for a 2,880 square foot Warehouse to be located at 9512 Goehring Road in the SP-1 on 1.5 acres in the SP-1 zoning district.

Mr. Henshaw gave the overview of this project.

Mr. Dub Reinhardt from Trant Corporation was available for comments.

VOTING

Motion by: Finnell, Chrissy

Second by: Beck, Sharon

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

4. PR #27118 - North Park Lounge Stormwater - Preliminary and Final Land Development (TLD 12/26/20)

Consider a Preliminary and Final Land Development application to move the existing location of the stormwater retention system for the current North Park Lounge located at 20810 Route 19 in the SU-1 zoning district.

Mr. Henshaw gave the overview of this project.

Mr. Matt Kneidel of Trant Corporation was available for comments from the Commission.

VOTING

Motion by: Beck, Sharon

Second by: Finnell, Chrissy

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

5. PR #25726 - Ehrman Square Lot Consolidation - Preliminary and Final Subdivision (TLD 12/11/20)

Consider a Preliminary and Final Subdivision for the consolidation of two (2) lots consisting of 17.08 acres located at 21101 Route 19 in the PIC zoning district.

This applicant has requested this application be continued to the October 26, 2020 meeting.

6. PR #25728 - Ehrman Square - Preliminary and Final Land Development (TLD 12/11/20)

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 October 26, 2020 meeting.

7. PR #25729 - Ehrman Square - Conditional Use (TLD to open public hearing 12/11/20)

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 October 26, 2020 meeting.

Ordinances

Discussion

1. Streetwall brick colors and building colors

Mr. Henshaw reviewed the streetscape enhancement ordinance with the members, and in particular, wanted to discuss the color schemes being used by developers to achieve ordinance compliance.

Mr. Henshaw will provide some examples of developments that have previously installed per the SEO for the next meeting.

It was noted that the October 5, 2020 meeting will be cancelled as all business was acted upon at this meeting.

The 2020 remainder meetings were noted for:

Monday, October 26, 2020

Monday, December 7, 2020

Adjournment

1. Motion to adjourn

A motion to adjourn was made at 6:46 p.m.

VOTING

Motion by: Finnell, Chrissy

Second by: Beck, Sharon

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

Respectfully submitted,

Nancy Auer
Recording Secretary