



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
REGULAR MEETING
MINUTES OF MONDAY, DECEMBER 7, 2020**

Members Present

Sharon Beck
Jim Colella
Chrissy Finnell
John Morgan
Susan Rusnak

Staff Present

Nancy Auer , Recording Secretary
Ron Henshaw - Director, Planning & Development Services
Gregory Wharton , Planning and Development Specialist

Call to Order

1. Salute to the Flag

Mr. Colella called the meeting to order at 6:01 p.m.

2. Roll Call

Mr. Colella acknowledged the presence of all members.

Minutes

1. Minutes of September 28, 2020 Work Session meeting

VOTING

Motion by: Rusnak, Susan
Second by: Morgan, John

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

2. Minutes of November 9, 2020 Regular Meeting

VOTING

Motion by: Rusnak, Susan
Second by: Morgan, John

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	X			
Jim Colella	X			

Chrissy Finnell	X			
John Morgan	X			
Susan Rusnak	X			

Reports

1. Planning & Development Services Report, September, 2020
2. Planning & Development Services Report, October, 2020
3. Planning & Development Services Report, November, 2020

Public Comment (Any item not on the agenda)

Old Business

New Business

1. PR #27599 - 280/290 Cranberry Business Park - Preliminary and Final Land Development (TLD 2/6/21)

Consider a Preliminary and Final Land Development application for a two (2) phase, two (2) building, 107,800 square foot Office, Distribution Warehouse development on approximately 14 acres within the Cranberry Business Park in the SP-1 zoning district located at 235 and 251 E. Kensinger Drive.

PR #'s 27599 and 27600 were reviewed simultaneously. ☐ ☐ Mr. Henshaw gave the overview and presentation for this project. ☐ ☐ Mr. Craig Bishop and Mr. Jim Feath of HRG were available for comments from the Commission. ☐ ☐ Discussion from the Commission included providing some additional landscaping between the detention ponds. ☐

VOTING

Motion by: Beck, Sharon
Second by: Rusnak, Susan

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

2. PR #27600 - 280/290 Cranberry Business Park - Conditional Use (TLD to open public hearing 2/5/21)

Consider a Conditional Use application for a two (2) phase, two (2) building, 107,800 square foot Office, Distribution Warehouse development on approximately 14 acres within the Cranberry Business Park in the SP-1 zoning district located at 235 and 251 E. Kensinger Drive.

VOTING

Motion by: Beck, Sharon
Second by: Rusnak, Susan

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	X			
Jim Colella	X			

Chrissy Finnell	X			
John Morgan	X			
Susan Rusnak	X			

3. PR #25726 - Ehrman Square Lot Consolidation - Preliminary and Final Subdivision (TLD 2/5/21)

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 January 25, 2021 meeting.

4. PR #25728 - Ehrman Square - Preliminary and Final Land Development (TLD 2/5/21)

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 January 25, 2021 meeting.

5. PR #25729 - Ehrman Square - Conditional Use (TLD to open public hearing 2/5/21)

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 January 25, 2021 meeting.

Conceptual Plan Review

Ordinances

1. Bill No. 2020-07 - Ordinance Amendment

The Commission will make a recommendation to the Board of Supervisors for Bill No. 2020-07, amendment for Chapter 27 (Zoning) revising provisions related to Micro-Brewery/Distillery/Winery and Arenas and Convention Centers while revising provisions to Accessory Dwellings.

Mr. Henshaw reviewed the Ordinance amendment with the members.

VOTING

Motion by: Rusnak, Susan

Second by: Morgan, John

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

2. Bill No. 2020-08 - Comprehensive zoning map update

The Commission will make a recommendation to the Board of Supervisors for Bill No. 2020-08.

Mr. Henshaw reviewed the Amendment with the Commission members. □

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			
Susan Rusnak	X			

Discussion

1. Streetwall brick colors and building colors

Mr. Henshaw reviewed information on existing streetwalls that have been installed under the Streetscape Enhancement Ordinance.

2. Discussion on the newly formed Environmental Advisory Committee and the function of the Committee.

Mr. Henshaw reviewed with the Commission members information on the newly formed Environmental Advisory Committee (EAC).

3. Developments under construction

Mr. Wharton presented to the Commission updated construction information on the JP Morgan Chase Bank project on Freedom Road and the Eagle Ridge Planned Residential Development located off Old Ehrman Road.

Adjournment

1. Motion to adjourn

A motion to adjourn was made at 6:50 p.m.

VOTING

Motion by: Rusnak, Susan

Second by: Beck, Sharon

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

Respectfully submitted,

Nancy Auer
Recording Secretary