



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
REGULAR MEETING
MINUTES OF TUESDAY, JANUARY 12, 2021**

Members Present

Sharon Beck
Jim Colella
John Morgan
Susan Rusnak

Staff Present

Nancy Auer , Recording Secretary
Ron Henshaw - Director, Planning & Development Services
Michael Malak - Director, Engineering & Environmental Services
Gregory Wharton , Planning and Development Specialist
Kyle Beidler - Manager Strategic Planning & Economic Dev.

Call to Order

1. Salute to the Flag

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

2. Roll Call

Reorganization:

1. Chairperson
2. Vice Chairperson
3. Secretary

Mr. Colella acknowledged the presence of all members except Ms. Finnell, who was excused and Mr. Morgan who was absent. Mr. Morgan joined the meeting shortly after roll call.

At this time, Mr. Colella opened the floor to nominations for officers.

Ms. Beck made a motion to nominate Mr. Colella as Chairperson. Ms. Rusnak second the motion. The vote was unanimous.

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

Ms. Rusnak made a motion to nominate Ms. Auer as Secretary. Ms. Beck seconded the motion. The vote was unanimous.

Minutes

1. Minutes of December 7, 2020 Regular Meeting

VOTING

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

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

2. Minutes of December 14, 2020 Regular Meeting

VOTING

Motion by: Rusnak, Susan

Second by: Beck, Sharon

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

Reports

1. Planning & Development Services Report, December, 2020

Public Comment (Any item not on the agenda)

Old Business

New Business

Conceptual Plan Review

Ordinances

1. Bill No. 2020-09 - Proposed MMH Overlay

Continue review of a potential zoning amendment that would provide for an additional overlay district. The intent of the proposed Missing Middle Housing (MMH) Overlay would be to provide for an additional mix of housing opportunities throughout the community.

Mr. Beidler reviewed proposed Bill No. 2020-09.

During this review there were comments and discussion by the Commission and staff.

Some discussion points that Mr. Beidler will be looking at are as follows:

1. The Commission would like to see examples of existing housing types to better understand the proposed build-to lines and relationship with architectural features.
2. The language related to the side entry units needed to update references to “setbacks.”
3. Questioned if the amendment should require and/or encourage porches on additional unit types. In general, they favored more architectural variation along the streetscape.
4. If the provisions related to the eligibility of parcels less than 25 acres should be removed.
5. If the cul-de-sac provision was sufficient given the local topography.

Mr. Colella opened the floor to any public comment.

Deborah Cooper of 218 Jefferson Lane

Ms. Cooper would like to see green space stay green and asked about Agricultural property. She also expressed concerns in reference to current high-density areas within the township.

Blaine Wolfe, Attorney for the Graham property located at Glen Eden Road/Graham School Rd.

Mr. Wolfe advised he represents the owner of the above-described property. He relayed to the Commission and the public the intent of the Graham Family to sell this property for development and pointed out that the Grahams had previously sold property to Cranberry Township for the purpose of Graham Park.

Review of this amendment is continued to the January 25, 2021 meeting. Mr. Beidler will make revisions to the Amendment and forward the revisions to Commission members for review prior to the meeting.

Discussion

Adjournment

1. Motion to adjourn

A motion to adjourn was made at 7:35 p.m.

VOTING

Motion by: Beck, Sharon

Second by: Rusnak, Susan

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

Respectfully submitted,

Nancy Auer
Recording Secretary