



**CRANBERRY TOWNSHIP  
PLANNING ADVISORY COMMISSION  
WORK SESSION  
MINUTES OF MONDAY, FEBRUARY 22, 2021**

**Members Present**

Sharon Beck  
Jim Colella  
Chrissy Finnell  
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

**Call to Order**

1. Salute to the Flag

Mr. Colella called the meeting to order at 6:02 p.m.

2. Roll Call

Mr. Colella acknowledged the presence of all members.

**Minutes**

1. Minutes from January 25, 2021

**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			

**Reports**

1. Planning & Development Services Report, January , 2021

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

**Old Business**

**New Business**

- 1. PR #28152 - Frito Lay Expansion Lot Line Revision - Preliminary and Final Subdivision (TLD 5/22/21)

Consider a Preliminary and Final Subdivision application for the consolidation of two (2) lots consisting of 10.02 acres located at 1100 Thomson Park Drive in the SU-1 zoning district.

Following the presentation this application will be continued to the March 1, 2021 meeting.

PR #'s 28150, 28151, and 28152 were reviewed simultaneously. □ □ Mr. Henshaw gave the overview of this project. □ □ Mr. Peter Pavsek of Arco Murray was available for comments from the Commission. □ □ Mr. Henshaw advised that the developer's Engineer had provided a colored phasing plan for clarity on the phased revisions to the site.

**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			

- 2. PR #28150- Frito Lay Expansion - Preliminary and Final Land Development (TLD 5/22/21)

Consider a Preliminary and Final Land Development application for a two phase expansion to an existing warehouse use building consisting of a 2,634 square foot dock addition in Phase 1 and a 32,490 square foot expansion to an existing Distribution Warehouse in Phase 2 on approximately 10 acres within the Thomson Business Park in the SU-1 zoning district located at 1100 Thomson Park Drive.

Following the presentation this application will be continued to the March 1, 2021 meeting.

**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			

- 3. PR #28151- Frito Lay Expansion - Conditional Use (TLD to open public hearing 4/2/21)

Consider a Conditional Use application for a 32,490 square foot expansion to an existing Distribution Warehouse along with the addition of 2,634 square foot of dock space on approximately 10 acres within the Thomson Business Park in the SU-1 zoning district located at 1100 Thomson Park Drive.

Following the presentation this application will be continued to the March 1, 2021 meeting.

## 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			

4. PR #25726 - Ehrman Square Lot Consolidation - Preliminary and Final Subdivision (TLD 5/7/21)

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 March 29, 2021 meeting.

5. PR #25728 - Ehrman Square - Preliminary and Final Land Development (TLD 5/7/21)

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 March 29, 2021 meeting.

6. PR #25729 - Ehrman Square - Conditional Use (TLD to open public hearing 5/7/21)

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 March 29, 2021 meeting.

## Conceptual Plan Review

1. Church of Latter Day Saints Pittsburgh Temple

Mr. Scott Leavitt, Mr. Matthew McKinney, Mr. David Henderson and Ms. Hellen Graham were all available for this conceptual plan review.

Items discussed by the Commission were: fencing, lighting plan.

Ms. Deborah Cooper of 218 Jefferson Lane commented on the beautiful building, questioned additional traffic on Rochester Road and potential access to the vacant property to the west. She would also like to continue to have the neighbors informed.

Mr. Scott Leavitt, Mr. Matthew McKinney, Mr. David Henderson and Ms. Hellen Graham made the conceptual plan presentation to the Commission. □□ Items discussed included: fencing and lighting. □□ At this time, Mr. Colella opened up the discussion to the public. □□ Ms. Deborah Cooper, 218 Jefferson Lane □□ Advised this is a beautiful building but is concerned with increased traffic on Rochester Road, adjacent to the western property and would like to see the neighbors be informed for this project.

**Ordinances**

**Discussion**

**Adjournment**

1. Motion to adjourn

A motion to adjourn was made at 7:23 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			
Susan Rusnak	X			

Respectfully submitted,

Nancy Auer  
Recording Secretary