



**CRANBERRY TOWNSHIP  
PLANNING ADVISORY COMMISSION  
WORK SESSION  
MINUTES OF MONDAY, MARCH 29, 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  
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.

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**Minutes**

**1. Minutes from February 22, 2021**

**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**

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

**Old Business**

**New Business**

1. PR #28373 - Pittsburgh Temple (Church of Jesus Christ Latter-day Saints) - Preliminary and Final Land Development (TLD 6/26/21)

Consider a Preliminary and Final Land Development application for an approximate 29,785 square foot Religious Establishment on approximately 5.8 acres R-2 zoning district located at 2093 Powell Road.

PR #'s 28373 and 28384 were reviewed simultaneously.

Mr. Henshaw gave the overview of this project.

Mr. Matt McKinney of the Church of Jesus Christ Latter-day Saints and Mr. Scott Levit of Langan Engineering and Environmental Services, Inc. were available for comments from the Commission. Discussion items included: the two access points into the site from Powell Road, the height of the spire on the building, site lighting, fencing material.

**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			

2. PR #28384 - Pittsburgh Temple - (Church of Jesus Christ Latter-day Saints) Conditional Use (TLD 5/2/21)

Consider a Conditional Use application for an approximate 29,785 square foot Religious Establishment on approximately 5.8 acres R-2 zoning district located at 2093 Powell Road.

**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			

3. 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 April 26, 2021 meeting.

4. 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 April 26, 2021 meeting.

5. 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 April 26, 2021 meeting.

**Conceptual Plan Review**

**Ordinances**

**Discussion**

1. Project updates

Mr. Wharton gave an update of projects that have been approved by the Commission that are currently under construction.

2. MMH Overlay update

Mr. Henshaw advised the Commission that the MMH Overlay was withdrawn by the Board of Supervisors at their March 4<sup>th</sup> meeting. He went on to advise that the MMH Overlay will be revised and will be back to the Commission soon.

At this time Ms. Deborah Cooper of 218 Jefferson Lane asked to make a comment to the Commission. She advised the Commission that she would like to see a town hall meeting with two way communication between residents and officials.

Ms. Karen Newpol of 415 Wealdstone Road advised she did not like the comment made that included the word ignorant.

**Adjournment**

1. Motion to adjourn was made at 7:12 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