



**Planning Advisory Commission  
Work Session**  
Monday, April 26, 2021  
6:00 PM

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**<DRAFT – SUBJECT TO CHANGE>**

Those wishing to be included in the public comment portion of this meeting should follow instructions provided on the weblink at <https://www.cranberrytownship.org/3187/PAC-Meeting-During-COVID-19>.

**Call to Order**

- 1 Salute to the Flag
- 2 Roll Call

**Minutes**

- 1 Minutes of March 29, 2021 Work Session

**Reports**

- 1 Planning & Development Services Report, March, 2021

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

**Old Business**

**New Business**

- 1 PR #28653 - Thorn Hill Sunbelt - Preliminary and Final Land Development (TLD 7/24/21)

Consider a Preliminary and Final Land Development application for an approximate 8,847 square foot Heavy Equipment Sales, Rental and Service establishment on approximately 4.7 acres in the SP-1 zoning district located at 215 Thorn Hill Road.

- 2 PR #28654 - Thorn Hill Sunbelt - Conditional Use (TLD to open public hearing 6/3/21)

Consider a Conditional Use application for an approximate 8,847 square foot Heavy Equipment Sales, Rental and Service establishment on approximately 4.7 acres in the SP-1 zoning district located at 215 Thorn Hill Road.

3 PR #28657 - Dogtopia - Conditional Use (TLD to open public hearing 6/3/21)

Consider a Conditional Use application for an approximate 5,300 square foot Kennel on approximately 1.1 acres in the SU-1 zoning district located at 802 Thomson Park Drive.

4 PR #25726 - Ehrman Square Lot Consolidation - Preliminary and Final Subdivision (TLD 6/4/21)

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 June 1, 2021 meeting.

5 PR #25728 - Ehrman Square - Preliminary and Final Land Development (TLD 6/4/21)

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 June 1, 2021 meeting.

6 PR #25729 - Ehrman Square - Conditional Use (TLD to open public hearing 6/4/21)

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 June 1, 2021 meeting.

### **Conceptual Plan Review**

### **Ordinances**

### **Discussion**

### **Adjournment**

1 Motion to adjourn

*\*Please contact Planning & Development Services at 724-776-4806, extension 1104, if you have any ADA-related special needs.*