



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
WORK SESSION
MINUTES OF MONDAY, APRIL 26, 2021**

Members Present

Sharon Beck
Jim Colella
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 except Ms. Finnell and Mr. Morgan, who were excused.

Minutes

1. Minutes of March 29, 2021 Work Session

VOTING

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

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

Reports

1. Planning & Development Services Report, March, 2021

Public Comment (Any item not on the agenda)

Old Business

New Business

1. 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.

2. 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.

PR #'s 28653 and 28654 were reviewed simultaneously. ☐ ☐ Mr. Wharton gave the overview of this project. ☐ ☐ Mr. Brian Moll of TM Crawley and Mr. Ben Hunter of Langan Engineering and Environmental Services were available for comments from the Commission. ☐ ☐ There was discussion on the proposed fencing materials and landscaping.

VOTING

Motion by: Rusnak, Susan

Second by: Beck, Sharon

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

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.

Mr. Henshaw gave the overview of this project. ☐ ☐ Mr. Lawrence Doyle and Ms. Tracy, Owners of Dogtopia were available for comments from the Commission.

VOTING

Motion by: Beck, Sharon

Second by: Rusnak, Susan

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

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

1. MMH Overlay Amendment
2. Sign Ordinance Amendment

Construction Awareness:

Mr. Wharton updated the Commission on the following projects:

1. New Seneca Valley Elementary School
2. Meeder development
3. MSA Thruway

Items of Interest:

1. Mr. Henshaw went over the list of roadway improvement projects, Farmer's Market information, and the new edition of Cranberry Today.

Neighborhood Forum:

1. Speaker on the Planned Communities Act

EAC:

1. Arbor Day tree give away – April 30
2. Landscape Ordinance

Discussion

1. The next meeting will be Tuesday, June 1st.

Adjournment

1. Motion to adjourn

A motion to adjourn was made at 7:06 p.m.

VOTING

Motion by: Rusnak, Susan

Second by: Beck, Sharon

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

Respectfully submitted,

Nancy Auer
Recording Secretary