



**CRANBERRY TOWNSHIP  
PLANNING ADVISORY COMMISSION  
WORK SESSION  
MINUTES OF TUESDAY, JUNE 1, 2021**

**Members Present**

Sharon Beck  
Jim Colella  
Chrissy Finnell  
John Morgan  
Susan Rusnak

**Staff Present**

Nancy Auer , Recording Secretary  
Kyle Beidler - Manager Strategic Planning & Economic Dev.  
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.

**Minutes**

1. Minutes of April 26, 2021 Work Session

**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, April, 2021

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

**Old Business**

**New Business**

1. PR # COND-21-3 (28938) - Greater Pittsburgh Collision - Conditional Use (TLD to open public hearing 7/8/21)

Consider a Conditional Use application for an approximate 3,600 square foot Automotive Repair business to be located in an existing building located at 790 Commerce Park Drive in the SU-1 zoning district.

Mr. Wharton gave the overview/presentation for this project. □ □ Mr. Miller arrived later in the meeting.

### **VOTING**

Motion by: Morgan, John  
Second by: Finnell, Chrissy

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

2. PR # LD-21-2 (28843) - Cranberry Township Community Dog Park - Preliminary and Final Land Development (TLD 7/24/21)

Consider a Preliminary and Final Land Development application for an approximate 78,100 square foot Community Dog Park on 3.7 acres located at 152 Manor Road in the SU-1 zoning district.

Mr. Henshaw gave the overview and presentation of this project for Cranberry Township.

### **VOTING**

Motion by: Finnell, Chrissy  
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 # SUB-20-6 (25726) - Ehrman Square Lot Consolidation - Preliminary and Final Subdivision (TLD 9/3/21)

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 28, 2021 meeting.

4. PR # LD-20-11 (25728) - Ehrman Square - Preliminary and Final Land Development (TLD 9/3/21)

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 28, 2021 meeting.

5. PR # COND-20-5 (25729) - Ehrman Square - Conditional Use (TLD to open public hearing 9/3/21)

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 28, 2021 meeting.

6. PR # LD-21-5 (28937) - 9025 Marshall Road - Preliminary and Final Land Development (TLD 10/1/21)

Consider a Preliminary and Final Land Development application for a parking lot expansion to an existing building at 9025 Marshall Road on approximately 3 acres in the SP-1 zoning district.

This applicant has requested this application be continued to the June 28, 2021 meeting.

### **Conceptual Plan Review**

### **Ordinances**

1. Bill No. 2021-02 - Zoning Ordinance Amendment - Chapter 27, Part 6, Signs

Review of Bill No. 2021-02 amending Chapter 27, Part 6, Signs, by permitting Non-Residential Development identification signs and cleaning up language from previously approved amendments.

The Commission continued discussion on the Ordinance Amendment.

### **VOTING**

Motion by: Morgan, John

Second by: Finnell, Chrissy

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

2. Bill No. 2021-03 - Proposed PN Overlay District

Review of a potential zoning amendment that would provide for an additional overlay district. The intent of the proposed Planned Neighborhood (PN) Overlay District would be to provide for an additional mix of housing opportunities throughout the community.

Mr. Beidler gave a presentation for this Ordinance Amendment.

Mr. Beidler gave a presentation for the Ordinance Amendment.

After discussion by the Commission, Mr. Colella opened the floor to public comment:

Ms. Lindsey Murray – 120 Star View Lane – Gave the background of the Concerned Citizens Group

Ms. Jean DiMonte – 622 Toftree Drive – Believes the Comprehensive Plan is out of date, Environment, safety of Franklin Road, additional traffic  
 Andy Shegog – 512 Blackberry Circle – Increase density, ordinance driven by numbers that are incorrect  
 Gary Nowicki – 217 Cashmere Court – Park Place & BelleVue Park are examples, forcing an overlay when not needed, citizens won't be able to stop development, Township rating  
 Blaine Wolfe – 4235 Glen Eden Road – wants to see development in their area  
 Deborah Cooper – 218 Jefferson Lane – southwest area of township is very dense already, Environment, developments are still constructing with more to come, preference on residential types  
 Angela Bartoch – 211 Jefferson Lane – Goals for financial stability, variety of homes, price points, tax rates  
 Paulette Miller – 201 Jefferson Lane – increase in homes means more traffic  
 Lindsey Murray – 120 Star View Lane – Why the push to pass this now, is development on the Graham property driving this decision, could the Graham property be rezoned at this time and the others wait until another time  
 Jerry Geisler – 406 Colony Court – solution to a problem that doesn't exist  
 Blaine Wolfe - 4235 Glen Eden Road – make this a case by case basis – they've been waiting in limbo waiting for the amendment to pass, more dense housing units are needed

This has been continued to the June 7, 2021 meeting.

### **Construction Awareness**

### **BOS, EAC and Neighborhood Forum Update**

Mr. Henshaw gave the update to the Commission.

### **Items of Interest**

Mr. Henshaw gave an update of items of interest.

### **Discussion**

An announcement was made for the Monday, June 7<sup>th</sup> meeting.

### **Adjournment**

1. Motion to adjourn

A motion to adjourn was made at 8:20 p.m.

### **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			

Respectfully submitted,

Nancy Auer  
Recording Secretary