



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
MINUTES OF MONDAY, JUNE 28, 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 6:00 p.m.

2. Roll Call

Mr. Colella acknowledged the presence of all members.

Minutes

1. Minutes of June 1, 2021 Work Session

VOTING

Motion by: Finnell, Chrissy
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

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

Continue 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. Henshaw gave the review of the proposed Ordinance Amendment.

At this time, Mr. Colella opened the meeting to public comment:

Art Parness – 156 Wolfe Run Road – Agrees that the plan needs elevated from time to time and revisions are needed.

Jean DiMonte – 622 Toftree Drive – sustainable tax base, roads, infrastructure, schools, open space

Gerald Geisler – 406 Colony Court – 2015/2016 Plan, targeted zoning on per individual basis

Michael DiMonte – 622 Toftree Drive – The Citizens Group, in consensus, does not endorse this amendment

Gary Nowicki – 217 Cashmere Court – Once you develop, you can't un-develop, traffic, would like to see the process slowed down

Tom Gruber – 901 Bay View Court – Community is a constant change, timing seems rushed, the pandemic has moved a lot of workers from office to home, people have moved here to have space of their own

Blaine Wolfe – 4235 Glen Eden Road – Represents the Graham Family, requested the PAC give this overlay a chance

During discussion between the Commission and staff, Mr. Henshaw advised that there are options in development of the 9 parcels identified on the map. These parcels could be developed by the Subdivision, PRD or PN process by developers. He also went on to advise that the Zoning Ordinance is constantly being reviewed to see what is working and not working and revisions are made several times per year. This is no exception. In the future, if needed, this will be reviewed and possibly revised.

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		

New Business

1. PR #LD-21-6 - PetSuites Cranberry - Preliminary and Final Land Development (TLD 9/25/21)

Consider a Preliminary and Final Land Development application for an approximate 10,972 square foot Kennel on approximately 4 acres in the SU-1 zoning district located at 20423 Route 19.

PR #s LD-21-6 and COND-21-6 were reviewed simultaneously.

Mr. Henshaw gave the overview of this project.

Mr. Bill Chester of PetSuites and Mr. Mike Tomasovich of The Gateway Engineers, Inc. were available for comments from the Commission.

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			

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2. PR #COND-21-6 - PetSuites Cranberry - Conditional Use (TLD to open public hearing 8/6/21)

Consider a Conditional Use application for an approximate 10,972 square foot Kennel on approximately 4 acres in the SU-1 zoning district located at 20423 Route 19.

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			

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 July 26, 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 July 26, 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 July 26, 2021 meeting.

6. PR # LD-21-5 (28937) - 9025 Marshall Road - Preliminary and Final Land Development (TLD 8/24/21)

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 July 26, 2021 meeting.

Conceptual Plan Review

Ordinances

Construction Awareness

Mr. Wharton gave an update on the new Elementary School and the Meeder development.

BOS, EAC and Neighborhood Forum Update

Mr. Henshaw reviewed the Board of Supervisors, Environmental Advisory Committee and the Neighborhood Forum meetings.

Items of Interest

Mr. Henshaw reviewed items of interest in Cranberry Township.

Other Business

Adjournment

1. A Motion to adjourn was made at 7:42 p.m.

VOTING

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

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