



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
WORK SESSION
MINUTES OF MONDAY, AUGUST 30, 2021**

Members Present

Sharon Beck
Jim Colella
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 6:01 p.m.

2. Roll Call

Mr. Colella acknowledged the presence of all members except Ms. Koenig, who was excused.

Minutes

1. Minutes of July 26, 2021 Work Session

VOTING

Motion by: Morgan, John

Second by: Colella, Jim

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

Reports

1. Planning & Development Services Report, July, 2021

Public Comment (Any item not on the agenda)

1. There was no public comment.

Old Business

New Business

1. PR # SUB-20-6 (25726) - Ehrman Square Lot Consolidation - Preliminary and Final Subdivision (TLD 12/3/21)

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.

PR #'s SUB-2-6, LD-20-11 and COND-21-5 were reviewed simultaneously.

Mr. Henshaw gave the overview of this project.

Mr. David Lucci of Victor Wetzel Associates gave the presentation and was available for comments from the Commission.

These applications have been continued to the September 27th meeting and the Commission would like to see architectural renderings, retaining wall materials and elevations of the buildings before a recommendation to the Board of Supervisors.

2. PR # LD-20-11 (25728) - Ehrman Square - Preliminary and Final Land Development (TLD 12/3/21)

Consider a Preliminary and Final Land Development application for a four (4) building, 132,490 square foot Large Land Development, Large Retail, Office, Distribution Warehouse and Retail Food Restaurant on approximately 17.08 acres in the PIC zoning district at 21101 Route 19.

3. PR # COND-20-5 (25729) - Ehrman Square - Conditional Use (TLD to open public hearing 12/3/21)

Consider a Conditional Use application for a four (4) building, 132,490 square foot Large Land Development, Large Retail, Office, Distribution Warehouse and Retail Food Restaurant on approximately 17.08 acres in the PIC zoning district at 21101 Route 19.

4. PR #COND-21-7 - True Storage - Conditional Use (TLD to open public hearing 10/8/21)

Consider an application for Conditional Use for a three (3) story, 72,000 square foot Mini-Warehouse Facility to be located at 20745 Route 19 on 1.75 acres in the TLI zoning district.

This application is continued to the September 27th meeting.

5. PR #LD-21-10 - True Storage - Preliminary and Final Land Development (TLD 11/28/21)

Consider an application for Preliminary and Final Land Development for a three (3) story, 72,000 square foot Mini-Warehouse Facility to be located at 20745 Route 19 on 1.75 acres in the TLI zoning district.

This application is continued to the September 27th meeting.

Conceptual Plan Review

1. C & M Corner

Mr. Grant Shiring of PVE along with Mr. Donald Graham, Attorney for the proposed Developer gave a presentation to the Commission and were available for questions from the Commission.

There was discussion on the proposed modifications/waivers that will be requested.

Ordinances

1. Bill No. 2021-05 - Zoning Ordinance (Chapter 27), Technical Zoning Amendment (Mini Warehouse, CCD Corridor-Freedom Road Overlay District)

Review an amended zoning ordinance amendment for Chapter 27 for revisions to the Table of Authorized Uses for Mini Warehouse and adjusting the permitted building height and alley structure in the CCD Corridor - Freedom Road Overlay District.

Mr. Henshaw gave an update on Bill No. 2021-05. He advised this Bill was originally recommended to the Board of Supervisors at the Planning Advisory Commission meeting of July 26. Discussion on the revision included an update to remove the alley system from the CCD Corridor-Freedom Road Overlay District.

Mr. Dan Page advised the residents along Freedom Road have been waiting a long time to find a development that matches the CCD Corridor Freedom Road Overlay District.

VOTING

Motion by: Morgan, John

Second by: Beck, Sharon

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

Construction Awareness

1. No presentation was given.

BOS, EAC and Neighborhood Forum Update

1. Board of Supervisors
2. Environmental Advisory Committee
3. Neighborhood Forum

Items of Interest

1. Update given

Other Business

1. The September 7th meeting will be cancelled.

Adjournment

1. A motion to adjourn was made at 7:35 p.m.

VOTING

Motion by: Beck, Sharon

Second by: Rusnak, Susan

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

Respectfully submitted,

Nancy Auer
Recording Secretary