



**CRANBERRY TOWNSHIP  
PLANNING ADVISORY COMMISSION  
REGULAR MEETING  
MINUTES OF MONDAY, OCTOBER 25, 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  
Michael Malak - Director, Engineering & Environmental 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 - September 27, 2021

**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			

**Reports**

1. Planning & Development Services Report, September, 2021

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

1. There was no public comment at this time.

## **Old Business**

## **New Business**

### **1. PR #COND-21-7 - True Storage - Conditional Use (TLD to open public hearing 1/8/22)**

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.

PR #'s COND-21-7 and LD-21-10 were reviewed simultaneously.

Mr. Henshaw gave the overview of these applications and reviewed the waivers that were being requested.

Mr. Jason Kubiak and Mr. Shaun Kline of Environmental Solutions & Innovations, Inc. and Mr. Josh Sullivan of True Storage were available for comments from the Commission.

The Commission members requested the white fencing on the site be changed to a different color.

At this time, Mr. Colella asked for any public comment.

Deborah Cooper of 218 Jefferson Lane – Requests the waiver to provide a traffic study not be granted

Andy Shegog – 512 Blackberry Circle – Use of plantings to soften fencing and supports the change of the fence color

## **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			

### **2. PR #LD-21-10 - True Storage - Preliminary and Final Land Development (TLD 1/8/22)**

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.

## **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			

### **3. PR #LD-21-11 - Henry's Meat Market - Preliminary and Final Land Development (TLD 1/22/22)**

Consider an application for Preliminary and Final Land Development for a one (1) story, 9,852 square foot Large Retail Facility to be located at 20865 Route 19 on 2.2 acres in the SU-1 zoning district.

PR#'s LD-21-11 and COND-21-8 were reviewed simultaneously.

Mr. Henshaw gave the overview of these applications.

Mr. Jonathan Garczewski of The Gateway Engineers and Mr. Grant Craig, Developer, were available for comments from the Commission.

At this time, Mr. Colella opened for floor for public comment:

Tom Gollick of 615 Partridge Drive – truck traffic at site

Andy Shegog of 512 Blackberry Circle – waste disposal

### **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			

4. PR #COND-21-8 - Henry's Meat Market - Conditional Use (TLD to open public hearing 12/3/21)

Consider an application for Preliminary and Final Land Development for a one (1) story, 9,852 square foot Large Retail Facility to be located at 20865 Route 19 on 2.2 acres in the SU-1 zoning district.

### **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			

### **Conceptual Plan Review**

1. Crescent CCD-2

Conceptual plan review for the Crescent CCD-2 development to be located off Mars Road.

Mr. Rob Bowman and Mr. Anthony Faranda-Diedrich from Charter Homes and Neighborhoods were available for comment from the Commission.

Mr. Bowman advised they have held meetings with the residents in the proposed development area and gave a presentation to all in attendance.

Comments from the Commission included: 25' buffer, private vs public roads, traffic mitigation, location of non-residential businesses, school bus access, emergency vehicle access.

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

Mark Faix of 515 Grandshire Drive: very ambitious plan, Emergency vehicle access, effect on traffic, Cranberry Springs Drive and Mars Road intersection issues, bus safety.

Bob Guttuso of 828 Timberwood Drive: location of roads to existing Fox Run properties, view from existing homes of this plan, 25' buffer from the back yards.

Jim O'Friel of 831 Timberwood Drive: proximity of existing homes to this development, would like a wider buffer, traffic concerns, no access through Fox Run.

Daniel Klicker of Deerfield Drive: advised he is a new resident of one week, traffic concerns, emergency vehicle access, stormwater run off from this project, school district involvement.

Jim Link of 621 Partridge Drive: provided parking for these types of developments is not sufficient.

Tom Walsh of 709 Skyview Drive: long time resident, reduction of outflow by 50%.

Denny Papst of 439 Deerfield Drive: Stormwater runoff issues in spring with runoff, reduction of 50% for stormwater runoff, aesthetics of these new buildings, additional landscaping.

Dan Murphy of 507 Grandshire Drive: traffic, stormwater runoff, concerned with the flooding onto Mars Road with heavy rains.

Margaret Tabachka of 435 Deerfield Drive: long time resident, 25' buffer, stormwater issues, drainage maintenance, traffic.

Mr. Bowman advised he would be out in the hall for any questions from residents.

### **Ordinances**

#### **Construction Awareness**

1. There was no presentation this evening.

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

1. Mr. Henshaw gave the update on the Board of Supervisors agenda.
2. Mr. Henshaw gave the update on the Environmental Advisory Committee agenda.
3. Mr. Henshaw gave the update on the Neighborhood Forum agenda.

#### **Items of Interest**

1. Mr. Henshaw updated the Commission on events within the township, roadway construction updates and business openings.

#### **Other Business**

1. The next meeting will be Monday, December 6, 2021.

## **Adjournment**

### **1. Motion to adjourn**

A motion to adjourn was made at 8:01 p.m.

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## **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			

Respectfully submitted,

Nancy Auer  
Recording Secretary