



*CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
REGULAR MEETING
MINUTES OF TUESDAY, JANUARY 4, 2022*

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 6:00 p.m.

2. Roll Call

Reorganization:

1. Chairperson
2. Vice-Chairperson
3. Secretary

Mr. Colella acknowledged the presence of all members.

At this time, Mr. Colella opened the floor to nominations for officers.

Mr. Morgan made a motion to nominate Mr. Colella as Chairperson. Ms. Beck seconded the motion. The vote was unanimous.

Ms. Rusnak made a motion to nominate Ms. Beck as Vice-Chairperson. Ms. Finnell seconded the motion. The vote was unanimous.

Mr. Morgan made a motion to nominate Ms. Auer as Secretary. Ms. Finnell seconded the motion. The vote was unanimous.

Minutes

1. Minutes from December 6, 2021 - Regular Meeting

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

1. Planning & Development Services Report, December, 2021

Public Comment (Any item not on the agenda)

1. No public comment at this time.

Old Business

1. PR #LD-21-15 - Crescent - Preliminary Land Development (TLD 3/5/22)

Consider an application for Preliminary Land Development for 776 residential units, Retail Use and Restaurant Use to be located off Mars Road/Cranberry Springs Drive on approximately 115 acres in the CCD-2 zoning district.

Mr. Henshaw reviewed the list of comments from the December 6th meeting.

Mr. Anthony Faranda-Diedrich and Mr. Wes Hoagland of Charter Homes and Neighborhoods gave the review of the revised pattern book and responded to old and new comments from the Commission. Mr. David Heath and Ms. Bailey McFadden of the Gateway Engineers, Inc., were also available for comments from the Commission.

Continued discussion included: the monochromatic color palettes, change in roof lines, building architecture, removal of retaining walls within stormwater basins, cul-de-sacs and close designs will be reviewed at the next meeting, the addition of the west sidewalk will be added to the plans on the main entrance road, revisions will be made to the commercial parking areas, Mr. Faranda-Diedrich will provide more HOA budget info to the Commission for the next meeting, the amount of modifications/waivers needed, access in to this site and concerns with stormwater run-off in regards to the Fox Run plan.

Mr. Colella asked about the overall parking for the development. It was noted that the Meeder plan has had issues with parking and vehicles have been towed.

Ms. Beck asked about the modification for the 18' driveway length be shortened to less than 8' and the possibility of vehicles parking in the alleys. Mr. Faranda-Diedrich will provide analysis of adequate parking.

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

Mr. Andy Shegog of 512 Blackberry Circle – parking concerns with this plan.

Mr. Keith Hughes – 617 Partridge Drive – Fox Run stormwater concerns with water run-off and overwhelmed catch basin and the possibility of keeping the existing vegetation.

2. PR #COND-21-10 - Crescent - Conditional Use (TLD to open public hearing 3/5/22)

Consider an application for Conditional Use for 776 residential units, Retail Use and Restaurant Use to be located off Mars Road/Cranberry Springs Drive on approximately 115

acres in the CCD-2 zoning district.

3. PR #SUB-21-15- Breckenridge Lot Consolidation Plan (TLD 3/5/22)

Consider a Preliminary and Final Subdivision application to consolidate three (3) lots located along 1129 Freedom Road in the R-2 zoning district.

This applicant has requested this application be continued to the January 31, 2022 meeting.

At this time, Mr. Colella asked if there was any public comment for the Breckenridge applications. There was no comment.

4. PR #LD-21-12 - Breckenridge - Preliminary Land Development (TLD 3/5/22)

Consider a Preliminary Land Development application for 112 townhouse units to be located along Freedom Road on approximately 18 acres in the CCD Freedom B Overlay zoning district.

This applicant has requested this application be continued to the January 31, 2022 meeting.

5. PR #COND-21-19- Breckenridge - Conditional Use (TLD to open public hearing 3/5/22)

Consider a Conditional Use application for 112 townhouse units to be located along Freedom Road on approximately 18 acres in the CCD Freedom B Overlay zoning district.

This applicant has requested this application be continued to the January 31, 2022 meeting.

New Business

Conceptual Plan Review

Ordinances

1. Chapter 27 (Zoning Ordinance) Amendment - Bill No. 2022-02

Review Bill No. 2022-02 - Discussion of a potential zoning amendment to Chapter 27 (Zoning Ordinance) for revisions to Wireless Communication Facility.

Mr. Beidler reviewed the ordinance amendment (Bill No. 2022-02) with the Commission.

This item will be placed on the January 31st Planning Advisory Commission agenda for a formal recommendation to the Board of Supervisors.

2. Bill No. 2022-04 - Zoning Ordinance (Chapter 27) Amendment

Review Bill No. 2022-04 - Ordinance Amendment for Chapter 27 (Zoning) revising lighting requirements, Definitions and Uses.

Mr. Henshaw reviewed the Ordinance Amendment (Bill No. 2022-04) with the Commission.

VOTING

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

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

Construction Awareness

1. Mr. Wharton gave an update to projects that are under construction.

BOS, EAC and Neighborhood Forum Update

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

Items of Interest

1. Mr. Henshaw gave the presentation for the items of interest.

Other Business

1. The next meeting will be Monday, January 31, 2022

Adjournment

1. A motion to adjourn was made at 7:48 p.m.

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