



**Planning Advisory Commission
Work Session**
Monday, January 31, 2022
6:00 PM

Those wishing to be included in the public comment portion of this meeting should follow instructions provided on the weblink at <https://www.cranberrytownship.org/3187/PAC-Meeting-During-COVID-19>.

Items on this agenda may be acted upon at tonight's meeting.

Call to Order

- 1 Salute to the Flag
- 2 Roll Call

Minutes

- 1 Minutes from January 4, 2022

Reports

Public Comment (Any item not on the agenda)

- 1 Those wishing to be included in the public comment portion of this meeting should follow instructions provided on the weblink at <https://www.cranberrytownship.org/3187/PAC-Meeting-During-COVID-19>.

Old Business

- 1 PR #LD-21-12 - Breckenridge - Preliminary Land Development (TLD 4/9/22)

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.
- 2 PR #SUB-21-15- Breckenridge Lot Consolidation Plan (TLD 4/9/22)

Consider a Preliminary and Final Subdivision application to consolidate three (3) lots located along 1129 Freedom Road in the R-2 zoning district.
- 3 PR #COND-21-19- Breckenridge - Conditional Use (TLD to open public hearing 4/9/22)

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.

- 4 PR #LD-19-21 (PR #25281)- Village of Cranberry Woods, Phase 1B (Sheetz) - Final Land Development (TLD 4/8/22)

Consider revisions to a Final Land Development application for a Sheetz Automotive Fueling Station to be located at 1664 Route 228 within the Village of Cranberry Woods Development in the CCD-2 zoning district.

- 5 PR #LD-20-2 (PR #25352) - Village of Cranberry Woods, Phase 1A (Infrastructure) - Final Land Development (TLD 4/8/22)

Consider revisions to a Final Land Development application for the infrastructure of the Village of Cranberry Woods, Phase 1 located along Route 228, Franklin Road and Longtree Way in the CCD-2 zoning district.

- 6 PR #LD-20-3 (PR #25363) - The Village of Cranberry Woods - Revised Preliminary Land Development (TLD 4/8/22)

Consider revisions to a Revised Preliminary Land Development application which provides revised phasing of Phase 1 in the proposed Community Character Development to include an existing Hotel with proposed Automotive Fueling Station, Financial Institute with drive-thru and Daycare uses, on 57.11 acres in the CCD-2 zoning district.

- 7 PR #LD-21-15 - Crescent - Preliminary Land Development (TLD 6/3/22)

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.

- 8 PR #COND-21-10 - Crescent - Conditional Use (TLD to open public hearing 6/3/22)

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.

New Business

- 1 PR #LD-22-1 - Diesel Edge Training Academy - Preliminary and Final Land Development (TLD 4/30/22)

Consider an application for Preliminary and Final Land Development for the addition of an outdoor artificial turf field and parking area upgrades to an existing Indoor Recreation and Instructional Facility located at 9043 Marshall Road on 3 acres of land in the SP-1 zoning district.

- 2 PR #COND-22-1 - Diesel Edge Training Academy - Conditional Use (TLD to open public hearing 3/5/22)

Consider an application for Conditional Use for the addition of an outdoor artificial turf field and parking area upgrades to an existing Indoor Recreation and Instructional Facility located at 9043 Marshall Road on 3 acres of land in the SP-1 zoning district.

- 3 PR #PRD-22-1 - Boundary Lofts PRD - Tentative PRD (TLD to open public hearing 3/5/2022)

Consider an application for Tentative Planned Residential Development approval for a one phase, two (2) building, sixty-eight (68) apartment unit Multiple Family Dwelling Planned Residential Development located at 1009 N. Boundary Road on approximately 7.36 acres in the C-1 and SU-1 zoning districts.

- 4 PR #SUB-22-1 - Boundary Lofts Lot Line Revision - Preliminary and Final Subdivision (TLD 4/30/22)

Consider an application for a Preliminary and Final Subdivision application for the consolidation of two (2) lots consisting of 7.36 acres located at 1009 North Boundary Road in the SU-1 and C-1 zoning districts.

- 5 PR #LD-22-5 - Cenci's Restaurant - Revised Final Land Development (TLD 4/30/22)

Consider an application for Revised Final Land Development for an 8,750 square foot Restaurant to be located on Lot 2B within the Village of Cranberry Woods, Phase 2 Development at 3005 Fairport Lane on approximately 3.4 acres of land in the CCD-2 zoning district.

- 6 PR #LD-22-7 - Village of Cranberry Woods - Revised Preliminary Land Development (TLD 4/30/22)

Consider an application for Revised Preliminary Land Development which revises the proposed Community Character Development (CCD-2) and Large Land Development for an 8,750 square foot Restaurant to be located on Lot 2B within the Village of Cranberry Woods, Phase 2 Development at 3005 Fairport Lane on approximately 3.4 acres of land in the CCD-2 zoning district.

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.

2 Chapter 27 (Zoning Ordinance) Amendment - Bill No. 2022-03

Discussion on Bill No. 2022-03 amending Chapter 27 revising Automotive Fueling Station requirements in Chapter 27 (Zoning Ordinance).

Construction Awareness

1

BOS, EAC and Neighborhood Forum Update

1 Board of Supervisors update

2 Environmental Advisory Committee update

3 Neighborhood Forum update

Items of Interest

1 Presentation

Other Business

1

Adjournment

1 Motion to adjourn

**Please contact Planning & Development Services at 724-776-4806, extension 1104, if you have any ADA-related special needs.*