



**CRANBERRY TOWNSHIP  
PLANNING ADVISORY COMMISSION  
WORK SESSION  
MINUTES OF MONDAY, JANUARY 31, 2022**

**Members Present**

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
2. Roll Call

**Minutes**

1. Minutes from January 4, 2022

**VOTING**

Motion by: Finnell, Chrissy  
Second by: Rusnak, Susan

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

**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.

PR #'s LD-21-12, SUB-21-15, COND-21-19 were reviewed simultaneously.

Mr. Henshaw gave the overview of this project and reviewed revisions to the plans since the last meeting.

Mr. Mark Heinauer and Mr. Tim Kelly, Developers of the project, and Mr. Adrien Halterlein, Hampton Technical Associates were available for comments from the Commission.

The modifications/waivers were reviewed.

Mr. Colella opened the floor to public comment.

Mr. Don Graham, attorney for the Georgetown Square HOA, advised an access agreement through the Georgetown Square development has not been reached as of yet.

Ms. Debra Cooper of 218 Jefferson Lane is concerned with the driveway length in front of the units.

### **VOTING**

Motion by: Morgan, John

Second by: Finnell, Chrissy

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

### **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.

### **VOTING**

Motion by: Morgan, John

Second by: Finnell, Chrissy

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

### **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.

### **VOTING**

Motion by: Morgan, John

Second by: Finnell, Chrissy

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	X			
Chrissy Finnell	X			

John Morgan	X			
Susan Rusnak	X			

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.

PR #'s LD-19-21, LD-20-2, and LD-20-3 were reviewed simultaneously.

Mr. Henshaw gave the overview of the above projects.

Mr. Ed Moore of Sheffler and Company along with Mr. David Mastrostefano and Mr. Brian Rushe of Sheetz were available for comments from the Commission.

Mr. Colella opened the floor to public comment.

There was no public comment.

### **VOTING**

Motion by: Rusnak, Susan

Second by: Morgan, John

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

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.

### **VOTING**

Motion by: Rusnak, Susan

Second by: Morgan, John

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

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.

## **VOTING**

Motion by: Rusnak, Susan

Second by: Morgan, John

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

**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.

PR #'s LD-21-15 and COND-21-10 were reviewed simultaneously.

Mr. Henshaw gave the overview of this project.

Mr. Anthony Faranda-Diedrich of Charter Homes and Neighborhoods was available for comment from the Commission.

Mr. Faranda-Diedrich updated the Commission on the different types of townhomes that will be constructed within the Crescent development.

Mr. Colella opened the floor for public comment.

There was no public comment.

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**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.

PR #'s LD-22-1 and COND-22-1 were reviewed simultaneously.

Mr. Henshaw gave the overview of this project.

Mr. Jonathan Garczewski of The Gateway Engineers and Mr. Matt Diesel, Developer, were available for comment by the Commission.

Mr. Colella opened the floor for public comment.

There was no public comment.

### **VOTING**

Motion by: Rusnak, Susan  
Second by: Finnell, Chrissy

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

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.

### **VOTING**

Motion by: Rusnak, Susan  
Second by: Finnell, Chrissy

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

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.

PR #PRD-22-1 and SUB-22-1 were reviewed simultaneously.

Mr. Henshaw gave the overview of this project.

Mr. Jonathan Garczewski of The Gateway Engineers, Inc., Ms. Anne Little of WODA Cooper, Mr. Matt Barnes of AR Concepts, and Mr. Don Graham, Attorney for WODA Cooper were available for comments from the Commission.

Discussion included wetlands and streetscape enhancements. Mr. Graham provided information on affordable housing.

Mr. Colella opened the floor to public comment.

There was no public comment.

### **VOTING**

Motion by: Finnell, Chrissy

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Second by: Rusnak, Susan

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

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.

### **VOTING**

Motion by: Finnell, Chrissy

Second by: Rusnak, Susan

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

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.

PR #'s LD-22-5 and LD-22-7 were reviewed simultaneously.

Mr. Henshaw gave the overview of this project.

Mr. Ryan Mastowski and Ms. Roseanne Rodgers of RETTEW Associates, Inc. and Ms. Amanda Priano of Cullen Architects were available comments from the Commission.

Discussion items were the dumpster location and the painted island in the parking lot.

Mr. Colella opened the floor to public comment.

There was no public comment.

### **VOTING**

Motion by: Morgan, John

Second by: Finnell, Chrissy

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

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.

### **VOTING**

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

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

### **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. Kyle Beidler, Strategic Planning Officer, gave the overview of this Ordinance Amendment and reviewed revisions to the amendment since the last meeting.

Mr. Colella opened the floor for public comment.

There was no public comment.

### **VOTING**

Motion by: Rusnak, Susan  
Second by: Morgan, John

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

**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).

Mr. Kyle Beidler, Strategic Planning Officer, gave a presentation for proposed changes for Automotive Fueling Stations in Chapter 27 (Zoning).

Mr. Colella opened the floor for public comment.

There was no public comment.

### **Construction Awareness**

1. There was no presentation.

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

1. Mr. Henshaw gave the Board of Supervisors update.
2. Mr. Henshaw gave the update from the Environmental Advisory Committee.
3. Mr. Henshaw advised the next meeting of the Neighborhood Forum will be February 14<sup>th</sup>.

### **Items of Interest**

1. Mr. Henshaw gave a review of current items of interest.

### **Other Business**

1. It was noted that the Monday, February 7<sup>th</sup> meeting would be cancelled as all business was acted upon this evening.

Debra Cooper of 218 Jefferson Lane thanked the Planning Advisory Commission for the virtual meeting.

### **Adjournment**

1. Motion to adjourn

At 9:13 p.m. a motion was made to adjourn.

### **VOTING**

Motion by: Finnell, Chrissy

Second by: Morgan, John

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

Respectfully submitted,

Nancy Auer  
Recording Secretary