



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
WORK SESSION
MINUTES OF MONDAY, FEBRUARY 28, 2022**

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
Kyle Beidler, Strategic Planning Officer

Call to Order

1. Salute to the Flag

Mr. Colella called the meeting to order at 6:03 p.m.

2. Roll Call

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

Minutes

1. Minutes from January 31, 2022

VOTING

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

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

Reports

1. Planning & Development Services Report, January, 2022

Public Comment (Any item not on the agenda)

1.

Old Business

1. 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.

No presentation will be given as the applicant has requested that this application be continued to the March 28th Work Session meeting.

2. 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.

No presentation will be given, as the applicant has requested that this application be continued to the March 28th Work Session meeting.

New Business

1. PR #LD-22-8 -Creative World School - Preliminary and Final Land Development (TLD 5/28/22)

Consider a Preliminary and Final Land Development application for a one (1) story, 14,552 square foot Daycare Center facility to be located at 9112 Marshall Road on 3.1 acres of land in the SP-1 zoning district.

PR #'s LD-22-8 and COND-22-3 were reviewed simultaneously.

Mr. Wharton gave the overview of this project.

Mr. Dave Hager of PVE, Ms. Carrie-Beth Coleman of Creative World Schools and Mr. Emeka Onwugbenu, operator for this Creative World School application, were available for comments from the Commission.

Discussion items included: retaining walls, sidewalk along the entrance driveway and site lighting. Commission members present requested street views of the building from Marshall Road along with information on the lighting impact on the single family residence.

At this time, Mr. Colella opened the floor to public comment. There was no public comment.

These applications will be continued to the March 28th meeting.

2. PR #COND-22-3 -Creative World School - Conditional Use (TLD to open public hearing 4/10/22)

Consider a Conditional Use application for a one (1) story, 14,552 square foot Daycare Center facility to be located at 9112 Marshall Road on 3.1 acres of land in the SP-1 zoning district.

3. PR #COND-22-4 - Acs Machining - Conditional Use (TLD to open public hearing 4/11/22)

Consider a Conditional Use application to permit Light Manufacturing in an existing one (1) story, 6,750 square foot building located at 1019 North Boundary Road in the SU-1 zoning district.

Mr. Wharton gave the overview of this project.

Ms. Karla Ramos, Realtor for the applicant and Bill Gruntzel, Seller representative were available for comments from the Commission.

Discussion included: the installation of a missing links sidewalk along the North Boundary frontage.

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

Mr. Stuart Hammerschmidt of 401 Auburn Drive - Advised this company is based in California with a plant in Texas and requested what type of metal would be used in the manufacturing.

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			

4. PR #COND-22-5 - Big Blue Swim School - Conditional Use (TLD to open public hearing 4/21/22)

Consider a Conditional Use application to permit a 9,720 square foot Commercial & Private Recreation use in an existing building located at 20412 Route 19, Suite 360 (Streets of Cranberry) in the SU-1 zoning district.

Mr. Wharton gave the overview of this project.

Ms. Kate Carlson of the Big Blue Swim School corporate office and Ms. Chelsea Dukovich, operator of this location were available for comments from the Commission.

At this time, Mr. Colella opened the floor to public comment. There was no public comment.

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			

Conceptual Plan Review

Ordinances

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

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

Mr. Beidler, Strategic Planning Officer, reviewed changes to this amendment since the last meeting.

At this time 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
Sharon Beck	X			
Jim Colella	X			
John Morgan	X			
Susan Rusnak	X			

Construction Awareness

1. There was no presentation.

BOS, EAC and Neighborhood Forum Update

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

Items of Interest

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

Other Business

1. It was noted that the Monday, March 7th meeting will be canceled as all business has been acted upon.

Adjournment

1. Motion to adjourn

A motion to adjourn was made at 7:34 p.m.

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			

Respectfully submitted,

Nancy Auer
Recording Secretary