



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

Members Present

Jim Colella
Chrissy Finnell
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 except Ms. Beck and Mr. Morgan, who were excused.

Minutes

1. Minutes from February 28, 2022

VOTING

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

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

Reports

1. Planning & Development Services Report, February, 2022

Public Comment (Any item not on the agenda)

1. There was no public comment.

Old Business

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

Consider an application for Preliminary Land Development for 790 residential units, Retail Use and Restaurant Use to be located off Mars Road/Cool Springs Drive on approximately 116 acres in the CCD-2 zoning district.

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

Mr. Henshaw gave the overview of this project.

Mr. Anthony Faranda-Diedrich of Charter Homes and Neighborhoods and Mr. David Heath and Ms. Bailey Schwab of The Gateway Engineers were available for comments from the Commission.

Mr. Faranda-Diedrich gave the overview of the revised site plan that is under review. Mr. Heath reviewed stormwater information with the Commission.

At this time, Mr. Colella opened the floor to public comment. There was none.

This item will be continued to the April 25th meeting.

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

Consider an application for Conditional Use for 790 residential units, Retail Use and Restaurant Use to be located off Mars Road/Cool Springs Drive on approximately 116 acres in the CCD-2 zoning district.

3. 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.

The applicant for LD-22-8 and COND-22-3 requested that these applications be continued to the April 25th meeting.

4. PR #COND-22-3 -Creative World School - Conditional Use (TLD to open public hearing 6/3/22)

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.

New Business

1. PR #PRD-22-2 - Boundary Lofts PRD - Final Planned Residential Development (TLD to render decision 5/11/22)

Consider a Final Planned Residential Development application 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.

Mr. Henshaw gave the overview of this project.

Mr. Jonathan Garczewski of the Gateway Engineers was available for comments from the Commission.

Mr. Garczewski advised the Commission that a trail connection will be added from Building A to the

existing trail on the plan.

Mr. Colella opened the floor for public comment. There was none.

VOTING

Motion by: Finnell, Chrissy

Second by: Rusnak, Susan

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

2. PR #LD-22-10 - Jerry's Car Wash - Preliminary and Final Land Development (TLD 6/25/22)

Consider a Preliminary and Final Land Development application for site revisions to an existing Automobile Wash located at 20320 Route 19 on approximately 1.3 acres in the SU-1 zoning district.

Mr. Henshaw gave the overview of this project.

Ms. Rebecca Mizikar of PVE-LLC was available for comments from the Commission.

Mr. Colella opened the floor for public comment. There was none.

VOTING

Motion by: Rusnak, Susan

Second by: Finnell, Chrissy

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

3. PR #LD-22-9 - S & T Bank - Final Phase 1C Land Development (TLD 6/25/22)

Consider a Final Phase 1C Land Development application for a 2,545 square foot Financial Institute with Drive-thru to be located at 2060 Garden View Lane in the Village of Cranberry Woods, Phase 1 development on .8 acres in the CCD-2 zoning district.

Mr. Henshaw gave the overview of this project.

Mr. Ed Moore of Sheffler & Co. along with Mr. Jay Deluca, Architect and Mr. Steve Smith of S & T Bank were available for comments from the Commission.

Mr. Colella opened the floor for public comment. There was none.

VOTING

Motion by: Finnell, Chrissy

Second by: Rusnak, Susan

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

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4. PR #LD-22-11 - Sunbelt Rentals - Revised Preliminary and Final Land Development (TLD 6/25/22)

Consider a Revised Preliminary and Final Land Development application for a 10,098 square foot Heavy Equipment, Sales, Service and Rental use building located at 215 Thorn Hill Road in the SP-1 zoning district.

Mr. Henshaw gave the overview of this project.

Mr. Paul Ceriani of Langan Engineering & Environmental Services and Mr. Michael Balog of Sunbelt Rentals were available for comments from the Commission.

Mr. Ceriani explained revisions made to the building since the previous approval.

Mr. Colella opened the floor for public comment. There was none.

VOTING

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

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

Conceptual Plan Review

Ordinances

Construction Awareness

1.

BOS, EAC and Neighborhood Forum Update

1. Mr. Henshaw gave the update.

2. Mr. Henshaw gave the update.

3. Mr. Henshaw gave the update.

Items of Interest

1. Mr. Henshaw gave the update.

Other Business

1. It was noted that the April 4th meeting was cancelled.

Adjournment

1. A motion to adjourn was made at 7:18 p.m.

VOTING

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

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

Respectfully submitted,

Nancy Auer
Recording Secretary