



***CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
WORK SESSION
MINUTES OF MONDAY, APRIL 25, 2022***

Members Present

Sharon Beck
Chrissy Finnell
John Morgan
Susan Rusnak

Staff Present

Nancy Auer , Recording Secretary
Ron Henshaw - Director, Planning & Development Services
Gregory Wharton , Planning and Development Specialist

Call to Order

1. Salute to the Flag

Ms. Beck called the meeting to order at 6:00 p.m.

2. Roll Call

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

Minutes

1. Minutes from March 28, 2022

VOTING

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

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

Reports

1. Planning & Development Services Report, March, 2022

Public Comment (Any item not on the agenda)

1. There was no public comment.

Conceptual Plan Review

1. Cranberry Court

Mr. Chris Camp, developer for this application along with Mr. Joel Papcunik of PVE, gave a presentation and were available for comment from the Commission.

Old Business

1. PR #LD-22-8 -Creative World School - Preliminary and Final Land Development (TLD 6/3/22)

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. Greg Gorman of PVE and Mr. Emeka Onwugbenu, operator for the Creative World School, were available for comments from the Commission.

There were no public comments.

VOTING

Motion by: Finnell, Chrissy

Second by: Morgan, John

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

2. 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.

VOTING

Motion by: Finnell, Chrissy

Second by: Morgan, John

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

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

Consider an application for Preliminary Land Development for 790 residential units and 9,300 square feet of Non-Residential uses to be located off Coolsprings Drive on approximately 114.4 acres in the BPK and C-3 zoning districts.

PR #'s LD-21-15, COND-21-10 and LD-22-12 were reviewed simultaneously.

Mr. Henshaw gave the overview of this project noting revisions since the last presentation including site revisions, review of traffic/street patterns, fire truck turning information, and reviewed the requested modifications/waivers.

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

At this time, Ms. Beck opened the floor to public comment:

Mr. Mark Faix of 515 Grandshire Drive – advised he is concerned with: the additional traffic in this area including the additional traffic at the Mars Road/Cranberry Springs intersection, overflow of stormwater on Mars Road, parkin within the development is less than ideal.

Mr. Keith Hughes of 617 Partridge Drive – requested information on the plan for reduction of stormwater in the Fox Run plan.

Mr. Tom Gollick of 615 Partridge Drive – displeased with this development in his back yard.

VOTING

Motion by: Morgan, John

Second by: Finnell, Chrissy

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

4. 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 and 9,300 square feet of Non-residential uses to be located off Coolsprings Drive on approximately 114.4 acres in the BPK and C-3 zoning districts.

VOTING

Motion by: Morgan, John

Second by: Finnell, Chrissy

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

New Business

1. PR #LD-22-12 - Crescent - Final Phase 1 Land Development (TLD 7/23/22)

Consider Final Phase 1 development of a CCD-2 Land Development consisting of 9,300 square foot of Non-Residential Use, forty-nine (49) Single Family Residential lots, one hundred six (106) townhouse units and two hundred eighty-two (282) apartment units to be located in the Crescent development off Coolsprings Drive on approximately 45.24 acres in the CCD-2 zoning district.

VOTING

Motion by: Finnell, Chrissy

Second by: Rusnak, Susan

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

2. PR #SUB-22-8 - Cranberry Springs Subdivision (TLD 7/23/22)

Consider a Preliminary and Final Subdivision application identifying a land swap with the adjacent Crescent development while providing rights-of-way for roads within Cranberry Springs and road connections into the adjacent Crescent Development.

PR #'s LD-22-13 and sub-22-8 were reviewed simultaneously.

These applications were reviewed along with the Crescent applications.

Mr. Sippel, Developer of Cranberry Springs, advised there would be sidewalks along both sides of Coolsprings Drive.

At this time Ms. Beck opened the floor to public comment.

Mr. Mark Faix of 515 Grandshire Drive – asked about the commercial aspect of this development.

Mr. Tom Gollick of 615 Partridge Drive – asked for an estimated start date for the project and advised he is displeased with this development in his back yard.

VOTING

Motion by: Finnell, Chrissy

Second by: Rusnak, Susan

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

3. PR #LD-22-13 - Cranberry Springs - Revised Preliminary Land Development (TLD 7/23/22)

Consider an application for Revised Preliminary Land Development to reflect revisions from the Cranberry Springs Subdivision plan.

VOTING

Motion by: Finnell, Chrissy

Second by: Rusnak, Susan

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	X			
Chrissy Finnell	X			

John Morgan	X			
Susan Rusnak	X			

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 presentation.

Other Business

1. It was noted that the May 2nd meeting will be cancelled.

Adjournment

1. Motion to adjourn

A motion to adjourn was made at 7:56 p.m.

VOTING

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

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

Respectfully submitted,

Nancy Auer
Recording Secretary