



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
WORK SESSION
MINUTES OF TUESDAY, MAY 31, 2022**

Members Present

Jim Colella
Sharon Beck
John Morgan
Susan Rusnak

Staff Present

Nancy Auer , Recording Secretary
Ron Henshaw - Director, Planning & Development Services

Call to Order

1. Salute to the Flag

Mr. Colella called the meeting to order at 6:01 p.m.

2. Roll Call

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

Minutes

1. Minutes from April 25, 2022

VOTING

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

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

Reports

1. Planning & Development Services Report, April, 2022

Public Comment (Any item not on the agenda)

1. There was no public comment.

Old Business

New Business

1. PR #SUB-22-10 - Cranberry Court Lot Consolidation Plan - Preliminary and Final Subdivision (TLD 8/28/22)

Consider a Preliminary and Final Subdivision application for the consolidation of two (2) lots consisting of 3.8 acres located at 20656 Route 19 and 20660 Route 19 in the CCD Corridor zoning district.

PR #'s SUB-22-10, LD-22-14 AND COND-22-6 were reviewed simultaneously.

Mr. Henshaw gave the overview of this project.

Mr. Joel Papcunik of PVE, LLC and Mr. Chris Camp, owner/developer, were available for comments from the Commission.

Mr. Papcunik gave a presentation for this project.

Comments from the Commission included: aesthetics of materials on the rear elevation, vehicular circulation throughout the site, future Route 19 crosswalk timing.

There was no public comment.

2. PR #LD-22-14 -Cranberry Court - Preliminary Land Development (TLD 8/28/22)

Consider a Preliminary Land Development application for a Community Character Development consisting of a 4,162 square foot Restaurant with drive thru, 1,650 square foot Restaurant and two (2) Retail Use buildings totaling approximately 12,861 square feet located at 20660 Route 19 on 3.8 acres in the CCD Corridor zoning district.

VOTING

Motion by: Rusnak, Susan

Second by: Morgan, John

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

3. PR #COND-22-6 -Cranberry Court - Conditional Use (TLD to open public hearing 7/1/22)

Consider a Conditional Use application for a Community Character Development consisting of a 4,162 square foot Restaurant with drive thru, 1,650 square foot Restaurant and two (2) Retail Use buildings totaling approximately 12,861 square feet located at 20660 Route 19 on 3.8 acres in the CCD Corridor zoning district.

VOTING

Motion by: Rusnak, Susan

Second by: Morgan, John

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

4. PR #LD-22-16 - Meeder - Revised Preliminary Land Development (TLD 8/28/22)

Consider a Revised Preliminary Land Development application for a reduction of 7 residential units by adjusting the number of residential units from 67 to 58 in Phase 8 and adjust the number of residential units from 35 to 37 in Phase 9 within an existing CCD-2 Development consisting of Retail, Restaurant, Single Family Detached Dwellings, Single Family Attached/Townhouse Units, Multi-story/Multi-Family Units, and Apartments/Multi-Family Units to be located between Rochester Road, Unionville Road, Ogle View Road and Route 19 on 57.30 acres in the CCD-2 zoning district.

PR #'s LD-22-16 and LD-22-15 were reviewed simultaneously.

Mr. Henshaw gave the overview of this project.

Ms. Laura Curran and Mr. Wes Hoagland of Charter Homes and Neighborhoods were available for comments from the Commission.

Ms. Curran gave a presentation.

Comments from the Commission that need addressed: which direction the northern most townhouses will face, apartment parking underneath buildings, townhomes across from existing single family homes, the three family townhome building being too close to the round-a-bout.

These applications will be continued to the June 6th meeting to give the applicant time to respond to comments from the Commission.

5. PR #LD-22-15 - Meeder - Final Phases 8 & 9 Land Development (TLD 8/28/22)

Consider a Final Land Development application to adjust the number of residential units from 67 to 58 in Phase 8 and adjust the number of residential units from 35 to 37 in Phase 9 within the existing Meeder CCD-2 Development on 57.30 acres in the CCD-2 zoning district.

Conceptual Plan Review

Ordinances

Construction Awareness

1.

BOS, EAC and Neighborhood Forum Update

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

Items of Interest

1. Mr. Henshaw gave the presentation.

Other Business

1. It was noted that there will be a Monday, June 6th meeting.

Adjournment

1. Motion to adjourn

A motion to adjourn was made at 7:10 p.m.

VOTING

Motion by: Morgan, John

Second by: Rusnak, Susan

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

Respectfully submitted,

Nancy Auer
Recording Secretary