



**CRANBERRY TOWNSHIP  
PLANNING ADVISORY COMMISSION  
WORK SESSION  
MINUTES OF MONDAY, JANUARY 30, 2023**

**Members Present**

Jim Colella  
Chrissy Finnell  
John Morgan  
Susan Rusnak

**Staff Present**

Nancy Auer , Recording Secretary  
Ron Henshaw - Director, Planning & Development Services  
Liam Darr – 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, who was excused.

**Minutes**

1. Minutes from January 4, 2023

**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			

**Reports**

**Public Comment (Any item not on the agenda)**

1. There was no public comment.

**Old Business**

**New Business**

1. PR #LD-23-1 - Chick Fil-A - Prelim and Final Land Development (TLD 4/29/23)

Consider a Preliminary and Final Land Development application for the reconfiguration of the drive-thru lanes along with parking lot revisions for an existing 4,903 square foot Drive-Thru Restaurant building located at 1700 Route 228 on 1.38 acres in the SU-1 zoning district.

PR #'s LD-23-1 and COND-23-1 were reviewed simultaneously.

Mr. Henshaw gave the overview of these applications.

Ms. Erin Gogolin and Ms. Beth Sullivan from Bohler Engineering, along with Mr. Chris Hinkebein and Mr. Jim Curry from JLL were present for comments from the Commission.

There was no public comment.

**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			

**2. PR# COND-23-1 - Chick Fil-A - Conditional Use (TLD to open public hearing (3/17/23)**

Consider a Conditional Use application for the reconfiguration of the drive-thru lanes along with parking lot revisions for an existing 4,903 square foot Drive-Thru Restaurant building located at 1700 Route 228 on 1.38 acres in the SU-1 zoning district.

**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			

**Conceptual Plan Review**

**Ordinances**

**Construction Awareness**

1. No presentation was given.

**BOS, EAC and Neighborhood Forum Update**

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

**Items of Interest**

1. Mr. Henshaw gave the presentation.

**Other Business**

1. It was noted that the February 6<sup>th</sup> meeting would be cancelled.

**Adjournment**

1. Motion to adjourn

A motion to adjourn was made at 6:26 p.m.

**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			

Respectfully submitted,

Nancy Auer  
Recording Secretary