



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
WORK SESSION
MINUTES OF MONDAY, FEBRUARY 27, 2023**

Members Present

Sharon Beck
Jim Colella
John Morgan
Susan Rusnak

Staff Present

Nancy Auer , Recording Secretary
Ron Henshaw - Director, Planning & Development Services
Liam Darr – Planning & Development Specialist

Call to Order

1. Salute to the Flag

The meeting was called to order at 6:01 p.m. by Mr. Colella.

2. Roll Call

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

Minutes

1. Minutes of January 30, 2023 Work Session

VOTING

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

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

Reports

1. Planning & Development Services Monthly Report - January, 2023

Public Comment (Any item not on the agenda)

1. There was no public comment.

Old Business

New Business

1. PR #LD-23-4 - Cranberry Springs - Revised Preliminary Land Development (TLD 5/27/23)

Consider a Revised Preliminary Land Development to reflect revisions for the Cranberry Ridge Planned Residential Development plan.

PR #'s LD-23-4, SUB-23-2 and PRD 23-1 were reviewed simultaneously.

Mr. Henshaw gave the overview of these applications.

Mr. Grant Shiring of PVE, LLC was available for comments by the Commission.

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			

2. SUB-23-2 - Cranberry Ridge Preliminary and Final Subdivision (TLD 5/27/23)

Consider a Preliminary and Final Subdivision approval for a 2 lot subdivision of approximately 44.73 acres located along Coolsprings Drive in the C-3 zoning district.

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			

3. PR #PRD-23-1 - Cranberry Ridge PRD - Tentative PRD (TLD to open public hearing 4/7/23)

Consider a Tentative Planned Residential Development approval for a one phase, fourteen (14) building, three hundred eight (308) apartment unit Multiple Family Dwelling Planned Residential Development located along Coolsprings Drive on approximately 13.9 acres in the C-3 zoning district.

VOTING

Motion by: Rusnak, Susan

Second by: Morgan, John

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

Conceptual Plan Review

1. Meeder, Phases 8 & 9 Revisions

Ms. Laura Curran of Charter Homes and Neighborhoods gave the presentation for this conceptual plan review. Mr. Anthony Faranda-Diedrich of Charter Homes and Neighborhoods and Mr. David Heath of Gateway Engineers were present.

Ordinances

Construction Awareness

1. Mr. Darr gave the presentation for projects that are currently under construction.

BOS, EAC and Neighborhood Forum Update

1. Mr. Henshaw gave the presentation.
2. Mr. Henshaw gave the presentation.
3. Mr. Henshaw gave the presentation.

Items of Interest

1. Mr. Henshaw gave the presentation.

Other Business

All business was acted upon at this evening's meeting, therefore, the Monday, March 6th meeting will be cancelled.

At this time, Mr. Colella acknowledged Max Thompson in the audience. Mr. Thompson asked about the newly approved Cranberry Court site approval (specifically Dairy Queen). It was noted that he was part of a Boy Scout Unit in the area and the members are working on their merit badges.

Mr. Bob Lozowski of 9609 Goehring Road asked about the Denton Powell Farm that is across from his home that was acquired by the Township.

Adjournment

1. Motion to adjourn

A motion was made by Mr. Morgan and seconded by Ms. Rusnak to adjourn the meeting at 7:40 p.m.

VOTING

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

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

Respectfully submitted,

Nancy Auer
Recording Secretary