



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

Members Present

Sharon Beck
Jim Colella
Chrissy Finnell
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

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

2. Roll Call

Mr. Colella acknowledged the presence of all members.

Minutes

1. Minutes of February 27, 2023 Work Session

VOTING

Motion by: Finnell, Chrissy

Second by: Beck, Sharon

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

Reports

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

Public Comment (Any item not on the agenda)

1. There was no public comment.

Old Business

New Business

1. PR #LD-23-6 - Meeder - Revised Preliminary Land Development (TLD 6/24/23)

Consider a Revised Preliminary Land Development approval for a reduction of 4 residential units by adjusting the number of residential units from 58 to 56 in Phase 8 and adjust the number of residential units from 37 to 35 in Phase 9 within the existing Meeder CCD-2 Development 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-23-5 and LD-23-6 were reviewed simultaneously.

Mr. Henshaw gave the overview of this project.

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

Mr. Colella opened the floor for public comment.

Mrs. Deb Cooper of 218 Jefferson Lane commented on the snow removal for the trash/recycling cans.

VOTING

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

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

2. PR #LD-23-5 - Meeder - Revised Final Phases 8 & 9 Land Development (TLD 6/24/23)

Consider a Final Land Development application for Phase 8 and Phase 9 while adjusting the original number of residential units from 58 to 56 in Phase 8 and adjust the number of residential units from 37 to 35 in Phase 9 within the existing Meeder CCD-2 Development on 6.3 acres in the CCD-2 zoning district.

VOTING

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

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

Conceptual Plan Review

Ordinances

1. Bill No. 2023-02 - Solar Panels

Mr. Henshaw gave a review of the Ordinance Amendment for solar panels.

Mr. Colella opened the floor for public comment.

Ms. Deb Cooper asked if HOA's could use solar power for street lighting.

VOTING

Motion by: Rusnak, Susan

Second by: Beck, Sharon

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

Construction Awareness

1. There was no presentation for this evening.

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

1. It was noted that the Monday, April 3rd meeting would be canceled as all business was acted upon this evening.

Adjournment

1. Motion to adjourn

A motion to adjourn was made at 6:51 p.m.

VOTING

Motion by: Morgan, John

Second by: Finnell, Chrissy

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

Respectfully submitted,

Nancy Auer
Recording Secretary