



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
WORK SESSION
MINUTES OF MONDAY, APRIL 24, 2023**

Members Present

Sharon Beck
Jim Colella
Chrissy Finnell
John Morgan
Susan Rusnak

Staff Present

Nancy Auer , Recording Secretary
Liam Darr , Planning and Development Specialist
Ron Henshaw - Director, Planning & Development Services
Kyel Beidler – Strategic Planning Officer

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 March 27th, 2023 Work Session

VOTING

Motion by: Colella, Jim
Second by: Morgan, John

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 - March, 2023

Public Comment (Any item not on the agenda)

1. Ms. Debra Cooper of 218 Jefferson Lane wanted to remind the members of narrow streets and emergency vehicle access.

Resolutions

1. Comprehensive Plan Update

Review and recommendation of the Diversity and Inclusion Update as an appendix to the Cranberry Plan dated April 2, 2009.

Mr. Kyle Beidler, Strategic Planning Officer, gave a presentation for the update for the Diversity and Inclusion Update as an appendix to the Cranberry Plan dated April 2, 2009.

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			

New Business

1. PR #PRD-23-2 - Felson Phase 2 PRD - Tentative PRD (TLD to open public hearing 6/2/2023)

Consider a Tentative Phase 2 Planned Residential Development application for three (3) buildings, one hundred eighty unit (180) apartment unit multi-family Planned Residential Development located along Brandt Drive on approximately 5.5 acres in the C-3 zoning district.

Mr. Henshaw gave the overview for this project.

Ms. Ginny Loaney of HRG, Mr. Tim Gigliotti, Radnor Property Group (Developer), and Mr. Loren Wright of Piper O'Brien Architects were available for comments from the Commission.

There was no public comment.

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			

2. PR #LD-23-8 - Crescent Revised Preliminary Land Development (TLD 7/22/23)

Consider a Revised Preliminary Land Development application for revisions adjusting the apartment buildings within Phase 1B of the Crescent development located off Coolsprings Drive on approximately 115 acres in the CCD-2 zoning district.

PR #'s LD-23-7 and LD-23-8 were reviewed simultaneously.

Mr. Henshaw gave the overview of these projects.

Mr. Anthony Faranda-Diedrich of Charter at Crescent and Mr. David Heath of The Gateway Engineers were available for comments from the Commission.

There was no public comment.

VOTING

Motion by: Finnell, Chrissy

Second by: Morgan, John

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

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

Consider a Revised Final Land Development application to adjust the placement of eight (8) apartment buildings within Phase 1B of the Crescent development located off Coolsprings Drive on approximately 9.45 acres in the CCD-2 zoning district.

VOTING

Motion by: Finnell, Chrissy

Second by: Morgan, John

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

4. PR #LD-23-9 - Manheim Auto - Preliminary & Final Land Development (TLD 7/22/23)

Consider a Preliminary and Final Land Development application for a revision to an existing Automobile Auction facility located at 21095 Route 19 in the I-L Zoning District.

Mr. Henshaw gave the overview of this project.

Mr. Kyle Bartinikas of RS & H, Inc. was available for comments from the Commission.

There was no public comment.

VOTING

Motion by: Morgan, John

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. Mr. Darr gave the presentation.

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, May 1st meeting would be cancelled.

Adjournment

1. Motion to adjourn

A motion to adjourn was made at 7:29 p.m.

VOTING

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

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