



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
REGULAR MEETING
MINUTES OF MONDAY, JANUARY 29, 2024**

Members Present

Jim Colella
John Morgan
Susan Rusnak

Staff Present

Liam Darr , Planning and Development Specialist
Ron Henshaw - Director, Planning & Development Services
Michael Malak - Director, Engineering & Environmental Services

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 and Ms. Finnell, who were excused.

Minutes

1. Minutes of January 3, 2024 Regular Meeting

VOTING

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

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

Public Comment (Any item not on the agenda)

1. Mr. Colella opened the floor for comments:

Ms. Deb Cooper of 218 Jefferson Lane asked about the Summer Wind project on Freedom Road. Mr. Henshaw advised that no application has been submitted for this development.

New Business

- 1. PR #COND-23-7 - Dunkin Donuts Drive-Thru - Conditional Use (TLD to open public hearing 3/1/24)

Consider a Conditional Use application to install a Drive Thru for an existing Dunkin Donuts retail use within an existing Retail Center located at 20411 Route 19, Suite 1, in the SU-1 zoning district.

Mr. Henshaw gave the overview of this project.

Mr. David Frank, property owner, Mr. Dan Orie, Applicant, Mr. Sam _____, KDH Engineers, and Ms. Mauren Sweeney, outside counsel, were available for comments from the Commission.

Mr. Colella opened the floor to any public comment at this time.

Mr. Andy Shegog, 512 Blackberry Circle asked if this addition of a drive-thru window would create jobs. Mr. Orie advised it was not certain at this time.

It was noted that Mr. Orie would likely reach out to staff for an extension of their time limit date.

VOTING

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

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

- 2. PR #LD-23-20 - Cranberry Township Brush Creek Water Pollution Control Facility - Preliminary and Final Land Development (TLD 3/8/24)

Consider an application for Preliminary and Final Land Development for revisions to the existing Brush Creek Water Pollution Control Facility completing the solid handling process upgrades to better service the residents of the Township at 2306 Powell Road on 9.22 acres in the SP-1 zoning district.

Mr. Michael Malak, Township Engineer, gave the overview of this project.

VOTING

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

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

BOS, EAC and Neighborhood Forum Update

1. Board of Supervisors Update

Mr. Henshaw gave the update.

2. Environmental Advisory Committee Update

Mr. Henshaw gave the update.

3. Neighborhood Forum Update

Mr. Henshaw gave the update.

Items of Interest

1. Presentation

Mr. Henshaw gave the presentation.

Other Business

1. Discussion on a future Ordinance amendment for wind and solar requirements.

Mr. Henshaw discussed with the Commission a revised Ordinance amendment for Solar/Wind requirements that will be reviewed at the next meeting.

Adjournment

1. Motion to adjourn

A motion to adjourn was made at 7:20 p.m.

VOTING

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

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

Respectfully submitted,

Liam Darr
Acting Recording Secretary