



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
REGULAR MEETING
MINUTES OF MONDAY, MARCH 25, 2024**

Members Present

Jim Colella
John Morgan
Susan Rusnak

Staff Present

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

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 except Ms. Finnell and Ms. Beck who were excused.

Minutes

1. Minutes of February 26, 2024 Regular Meeting

VOTING

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

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

Reports

1. Planning & Development Services Monthly Report - February, 2024

Public Comment (Any item not on the agenda)

1. There was no public comment.

New Business

1. PR #COND-24-1 - Clearview Federal Credit Union - Conditional Use (TLD to open public

hearing 4/26/24)

Consider a Conditional Use application for a 1,920 square foot Financial Institution without drive-thru within an existing Multi tenant building within the Cranberry Springs development located at 2085 Mackenzie Way, Suite 200 in the C-3 zoning district.

Mr. Henshaw gave the overview of this project.

Ms. Heidi Tabor from LGA Partners was available for comments from the Commission.

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-24-8 - Meeder - Revised Preliminary Land Development (TLD 6/22/24)

Consider a Revised Preliminary Land Development application to increase residential units by adjusting the number of residential units from 56 to 57 in Phase 8 within the existing Meeder CCD-2 Development located off Rochester Road and Unionville Road on 57.3 acres in the CCD-2 zoning district.

PR #'s Ld-24-8 and LD-24-7 were reviewed simultaneously.

Mr. Henshaw gave the overview and presentation 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			

3. PR # LD-24-7 - Meeder - Revised Final Phase 8 Land Development (TLD 6/22/24)

Consider a Revised Final Land Development application to increase residential units by adjusting the number of residential units from 56 to 57 in Phase 8 within the existing Meeder CCD-2 Development located off Rochester Road and Unionville Road on 57.3 acres in the CCD-2 zoning district.

VOTING

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

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	X			

John Morgan	X			
Susan Rusnak	X			

4. PR #LD-24-5 - Cranberry Springs Revised Preliminary Land Development (TLD 6/22/24)

Consider a Revised Preliminary Land Development application for alterations to the existing Cranberry Springs land development approval located off Cranberry Springs Drive and Mackenzie Way on approximately 90 acres in the C-3 zoning district.

PR #'s COND-24-2, LD-24-5 and LD-24-6 were reviewed simultaneously.

Mr. Henshaw gave the overview of this project.

Mr. Jim Venture of PVE and Mr. Gary Sippel, Developer were available for comments from the Commission.

VOTING

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

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

5. PR #COND-24-2 - Cranberry Springs Conditional Use (TLD to open public hearing 4/25/24)

Consider a Conditional Use application for alterations to the existing Cranberry Springs Large Land Development located off Cranberry Springs Drive and Mackenzie Way on approximately 90 acres in the C-3 zoning district.

VOTING

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

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

6. PR #LD-24-6 - Cranberry Springs, Phase 1-B-2 - Final Land Development (TLD 6/22/24)

Consider a Final Land Development application for Phase 1-B-2 consisting of a 5,500 square foot Veterinary use on approximately 5 acres within the Cranberry Springs development to be located at 7500 Mackenzie Way in the C-3 zoning district.

VOTING

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

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	X			

John Morgan	X			
Susan Rusnak	X			

Ordinances

1. Bill No. 2024-01 - Chapter 27 (Zoning) Solar and Wind Requirements

Mr. Henshaw gave the overview of this Ordinance amendment.

Mr. Darr gave a presentation for this amendment.

Mr. Colella opened the floor to public comment:

Mr. Andy Shegog of 512 Blackberry Circle – height requirement of fencing and the setback from the fence, velocity of wind from turbines.

VOTING

Motion by: Morgan, John

Second by: Rusnak, Susan

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

BOS, EAC and Neighborhood Forum Update

1. Mr. Henshaw gave the update.

2. Mr. Henshaw gave the update.

3. Mr. Henshaw gave the update.

Items of Interest

1. Mr. Henshaw gave the presentation.

Other Business

1. The April 1st will be cancelled.

Adjournment

1. Motion to adjourn

A motion to adjourn was made at 7:17 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,

Nancy Auer
Recording Secretary