



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
REGULAR MEETING
MINUTES OF MONDAY, JUNE 24, 2024**

Members Present

Sharon Beck
Jim Colella
John Morgan
Susan Rusnak

Staff Present

Nancy Auer , Recording Secretary
Kyle Beidler - Assistant Township Manager, CPO
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 6:00 p.m.

2. Roll Call

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

Minutes

1. Minutes of May 28, 2024 Regular Meeting

VOTING

Motion by: Rusnak, Susan

Second by: Beck, Sharon

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

Reports

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

Public Comment (Any item not on the agenda)

1. There was no public comment.

New Business

1. PR# SUB-24-9 - Cranberry Business Park Lot Line Revision - Preliminary and Final

Subdivision (TLD 9/21/24)

Consider a Preliminary and Final Subdivision application for a lot line revision of two lots within the existing Cranberry Business Park totaling approximately 15.88 acres located at 235 W. Kensinger Drive and 251 W. Kensinger Drive in the SP-1 zoning district.

PR #'s SUB-24-9, LD-24-10 and COND-24-6 were reviewed simultaneously.

Mr. Henshaw gave the overview of these applications.

Mr. Craig Bishop of HRG, Inc. gave a presentation and was available for comments from the Commission.

There was no public comment.

VOTING

Motion by: Beck, Sharon

Second by: Morgan, John

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

- PR #LD-24-10 - Cranberry Business Park 280/290 Revised Preliminary and Final Land Development (TLD 9/21/24)

Consider a Revised Preliminary and Final Land Development application for a two (2) phase Large Land Development, Office, Warehouse, Distribution Warehouse Center in the existing Cranberry Business Park in the SP-1 zoning district. Phase 1: Building 280 (235 W. Kensinger Drive) is proposing 21,000 square foot of Warehouse/Office Use on approximately 4 acres. Phase 2: Building 290 (251 W. Kensinger Drive) is proposing 72,000 square foot of Distribution Warehouse Center/Office Use on approximately 11.8 acres.

VOTING

Motion by: Beck, Sharon

Second by: Morgan, John

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

- PR #COND-24-6 - Cranberry Business Park 280/290 - Conditional Use (TLD to open public hearing 8/10/24)

Consider a Conditional Use application for a two (2) phase Large Land Development to include Office, Warehouse, and Distribution Warehouse Center located at Lots 280/290 in the existing Cranberry Business Park on approximately 11.8 acres in the SP-1 zoning district.

VOTING

Motion by: Beck, Sharon

Second by: Morgan, John

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

4. PR #PRD-24-3 - Laurel Pointe - Revised Tentative Planned Residential Development (TLD 8/2/24 to open public hearing)

Consider a Revised Tentative Planned Residential Development application for revisions to the number of residential lots in Phase 3 which reduces the previously approved one hundred sixty-one (161) to one hundred fifty-seven (157) residential lots in the existing Laurel Pointe PRD located along Franklin Road in the PRD zoning district.

PR #'s PRD-24-2 and PRD-24-3 were reviewed simultaneously.

Mr. Henshaw gave the overview of these applications.

Mr. Grant Shiring of PVE gave a presentation and was 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			
John Morgan	X			
Susan Rusnak	X			

5. PR #PRD-24-2 - Laurel Pointe - Revised Final Phase 3 Planned Residential Development (TLD 8/7/24)

Consider a Revised Final Phase 3 Planned Residential Development application for revisions to the number of residential lots in Phase 3 which reduces the previously approved sixteen (16) residential lots to twelve (12) residential lots in the Laurel Pointe PRD located along Franklin Road in the PRD zoning district.

VOTING

Motion by: Rusnak, Susan

Second by: Beck, Sharon

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

6. PR #LD-24-11 - Learning Care Group Daycare - Preliminary and Final Land Development (TLD 9/21/24)

Consider a Preliminary and Final Land Development application for a one (1) story, 10,281 square foot Daycare Center facility to be located at 1083 Freedom Road on approximately 1.69

acres of land in the C-1 zoning district.

PR's LD-24-11 and COND-24-4 were reviewed simultaneously.

Mr. Henshaw gave the overview of these applications.

Mr. Chris Kerns of ECO Land Solutions, LLC and Mr. Brad Kern of Embree Development Group, LLC were available for comments from the Commission.

Commission members would like the developer to work with staff on redesigning the stormwater plan to meet the dimensional requirements of the zoning ordinance. The plan must be revised to either keep the existing basins, changing their design and location to meet the code, or to replace the proposed basins with an underground detention system.

The Commission members requested the Right building elevation be improved so as to improve the visual appeal of the development from Freedom Road using already proposed architectural elements on the front building elevation.

There was no public comment.

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			

7. PR #COND-24-4 - Learning Care Group Daycare - Conditional Use (TLD to open public hearing 8/2/24)

Consider a Conditional Use application for a one (1) story, 10,281 square foot Daycare Center facility to be located at 1083 Freedom Road on approximately 1.69 acres of land in the C-1 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			

8. PR #COND-24-5 - CH&N Construction Yard - Conditional Use (TLD to open public hearing 8/5/24)

Consider a Conditional Use application to permit a Contractor's yard and storage of heavy equipment and building materials for owner's use on an existing site located at 2601 Rochester Road in the SU-1 zoning district.

Mr. Henshaw gave the overview of this application.

Mr. Bob Tellish of Charter Homes & Neighborhoods was available for comments from the Commission.

Mr. Colella opened the floor to public comment:

Mr. Blain Wolfe: Asked the length of time Charter Homes & Neighborhoods would be at this location.

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			

9. PR #LD-24-12 - Costco Building Expansion - Preliminary & Final Land Development (TLD 9/21/24)

Consider a Preliminary and Final Land Development application for a 1,758 square foot expansion to an existing Large Retail Establishment on approximately 17.6 acres located at 1050 Cranberry Square Drive in the C-3 zoning district.

Mr. Henshaw gave the overview of this application.

Mr. Steve Pietropaoli of Cushing Terrel was available for comments from the Commission.

There was no public comment.

VOTING

Motion by: Beck, Sharon
Second by: Morgan, John

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

Conceptual Plan Review

1. Graham Properties

Mr. Henshaw gave the overview of this conceptual plan.

Ms. Laura Curran of Charter Homes and Neighborhoods gave a presentation and was available for comments from the Commission. Ms. Baylee Schwab of The Gateway Engineers and Mr. Anthony Faranda-Diedrich were also present.

There was no public comment.

Construction Awareness

1. There was no presentation.

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. It was noted that the Monday, July 1st meeting is cancelled as all business was conducted at this meeting.

Adjournment

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

VOTING

Motion by: Morgan, John
Second by: Beck, Sharon

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

Respectfully submitted,

Nancy Auer
Recording Secretary