



**CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
REGULAR MEETING
MINUTES OF MONDAY, JANUARY 27, 2025**

Members Present

Sharon Beck
Jim Colella
Chrissy Finnell
John Morgan
Susan Rusnak

Staff Present

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.

Minutes

1. Minutes of January 7, 2025 Regular Meeting

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			

Public Comment (Any item not on the agenda)

1. There was no public comment at this time.

New Business

1. PR #COND-24-11 - C & M Play Studio - Conditional Use (TLD to open public hearing 3/7/25)

Consider a Conditional Use application for a one (1) story, 15,730 square foot Daycare facility

to be located in an existing space at 3120 Unionville Road, Suite 50 in the SP-1 zoning district. Mr. Darr gave the overview of this project.

Mr. John Donley of CBP 110, LP was available for comments from the Commission.

Mr. Colella opened the floor for public comment.

Hunter Muro with the Butler Eagle had a question on whether the square footage included outdoor play area.

VOTING

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

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

2. PR #LD-24-20 - Crescent - Final Phase 2 Land Development (TLD 4/4/25)

Consider a Final Land Development application for Phase 2 of the existing Crescent CCD-2 Development consisting of one hundred forty-one (141) residential units on approximately 35 acres.

(As per a request by the Developer, this application has been continued to the February 24th Planning Advisory Commission meeting.)

3. PR #LD-24-18 - Crescent - Revised Preliminary Land Development (TLD 4/4/25)

Consider a Revised Preliminary Land Development application increasing the number of Phase 2 residential units from 110 to 141 and decreasing the number of Phase 3 residential units from 219 to 205 increasing the total number of residential units from 774 to 791 in the existing Crescent CCD-2 Development located off Cool Springs Drive on approximately 115 acres.

(As per a request by the Developer, this application has been continued to the February 24th Planning Advisory Commission meeting.)

Ordinances

1. Bill No. 2025-02 - Chapter 27 (Zoning) (Multistory Multiple-Family Dwelling Developments)

The Commission will review Bill No. 2025-02 that would provide revisions to requirements and provisions for Multistory Multiple-Family Dwelling Developments.

Mr. Darr gave the overview of this Zoning Amendment (Bill No. 2025-02).

Mr. Colella opened the floor for public comment:

Ms. Deb Cooper – 512 Blackberry Circle asked to see the current zoning map for reference.

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			

2. Bill No. 2025-03 - Chapter 27 (Zoning) (Timber Harvesting)

The Commission will review Bill No. 2025-03 that would provide for repealing, replacing and updating provisions related to Chapter 27, Section 321 (Timber Harvesting).

Mr. Henshaw gave the overview of this Ordinance Amendment (Bill No. 2025-03).

Comments from the Commission included stormwater runoff management and damage to roads.

Mr. Colella opened the floor to public comment. There were no comments.

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			

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. What R They Building update

Mr. Henshaw gave the presentation.

Other Business

1. There was no other business.

Adjournment

1. Motion to adjourn

A motion to adjourn was made at 6:44 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,

Liam Darr
Acting Recording Secretary