CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
MINUTES OF Monday, September 28, 2026

Members Present

Sharon Beck
Todd Bookwalter
Jim Feath
John Morgan
Susan Rusnak

Staff Present

Ron Henshaw - Director, Planning & Development Services
Kristie Long - Recording Secretary
Aidan Semanco - Planning and Development Specialist

Call to Order

1. Salute to the Flag

Chairperson Susan Rusnak called the meeting to order at 6:01pm in Council Chambers of the Cranberry Township Municipal Center, 2525 Rochester Road, Cranberry Township, PA and led the salute to the flag.

2. Roll Call

Ms. Rusnak acknowledged the presence of all members.

Minutes

3. Minutes of August 31, 2026 PAC Regular Meeting

VOTING

Motion by: Feath, Jim
Second by: Bookwalter, Todd

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	X			
Todd Bookwalter	X			
Jim Feath	X			
John Morgan	X			
Susan Rusnak	X			

Motion Carried

Reports

4. Planning and Development Services Monthly Report - August 2026

Public Comment (Any item not on the agenda)

1. There was no public comment at this time.

Conceptual Plan Review

1. There was no conceptual plan review at this time.

Old Business

1. There was no old business at this time.

New Business

5. PR #LD-26-13 – 800 Commonwealth Loading Docks – Preliminary/Final Land Development (TLD 12/26/26)

Consider a Preliminary and Final Land Development application for the construction of three loading docks at 800 Commonwealth Drive within the Thorn Hill Industrial Park in the SU-1 zoning district.

Mr. Aiden Semanco gave an overview of the 800 Commonwealth Loading Docks application.

Mr. Jon Sweringen, Fahringer, McCarty, Grey, Inc. was available for comments from the Commission.

Mr. Sweringen presented an update through a presentation.

After the update and presentation by Mr. Sweringen and comments by the Commission, Ms. Rusnak opened the floor to public comment.

There was no public comment at this time.

VOTING

Motion by: Bookwalter, Todd
Second by: Beck, Sharon

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	X			
Todd Bookwalter	X			
Jim Feath	X			
John Morgan	X			
Susan Rusnak	X			

Motion Carried

6. PR #LD-26-14 – Brookvue – Revised Preliminary Land Development (TLD 12/26/26)

Consider a Revised Preliminary Land Development application of the Brookvue masterplan for the construction of a park and pavilion in phase 1A open space, road adjustments, and removal of one unit in phase 2A. All revisions are in the Planned Neighborhood zoning district located at Glen Eden and Unionville Roads.

VOTING

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

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	X			
Todd Bookwalter	X			
Jim Feath	X			
John Morgan	X			
Susan Rusnak	X			

Motion Carried

7. PR #LD-26-15 – Brookvue – Revised Final Phase 1A & 2A Land Development (TLD 12/26/2026)

Consider a Revised Final Land Development application for Brookvue phases 1A and 2A for the construction of a park and pavilion, road adjustments, and removal of a unit. All revisions are in the Planned Neighborhood zoning district located at Glen Eden and Unionville Roads.

Mr. Aidan Semanco gave an overview of the two Brookvue applications.

Mr. Anthony Faranda-Diedrich, Charter Homes and Neighborhoods was available for comments from the Commission.

Mr. Faranda-Diedrich presented updated renderings of the two Brookvue applications through a presentation.

#LD-26-14 and #LD-26-15 were all reviewed simultaneously.

After the update and presentation by Mr. Faranda-Diedrich and comments by the Commission, Ms. Rusnak opened the floor to public comment.

There was no public comment at this time.

VOTING

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

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	X			
Todd Bookwalter	X			
Jim Feath	X			
John Morgan	X			
Susan Rusnak	X			

Motion Carried

8. PR #LD-26-16 – GNT Landscaping – Preliminary/Final Land Development (TLD 12/26/2026)

Consider a Preliminary and Final Land Development application to construct a Contractor's Yard, located at Parcel 130.4F108.19E behind 2624 Rochester Road, a 9.85-acre site located in the SP-1 zoning district.

Applicant has requested to have this application tabled with no presentation.

9. PR #COND-26-6 – GNT Landscaping – Conditional Use (TLD to open public hearing 11/30/26)

Consider a Preliminary and Final Land Development application to construct a Contractor's Yard, located at Parcel 130.4F108.19E behind 2624 Rochester Road, a 9.85-acre site located in the SP-1 zoning district.

Applicant has requested to have this application tabled with no presentation.

Resolutions

1. There were no resolutions at this time.

Ordinances

10. Bill No. 2026-06 - Zoning Ordinance Amendment - Chapter 27, Drive-Thru Establishments

Mr. Ron Henshaw, Director of Planning and Development Services provided an overview of the proposed changes, clarifications and amendments to Chapter 27 ("Zoning") Part 2 ('Definitions'), revising Part 7 ("Express Standards and Criteria for Each Use Authorized by Conditional Use Procedure") for Drive- Thru Establishments.

Mr. Henshaw provided an overview of the Chapter 27 Zoning amendment process, including the required public hearing.

VOTING

Motion by: Beck, Sharon
Second by: Bookwalter, Todd

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	X			
Todd Bookwalter	X			
Jim Feath	X			
John Morgan	X			
Susan Rusnak	X			

Motion Carried

Construction Awareness

11. There was no construction awareness at this time.

BOS and Neighborhood Forum Update

12. Board of Supervisors Update

Mr. Henshaw gave the update.

13. Neighborhood Forum Update

Mr. Henshaw gave the update.

Items of Interest

14. No items of interest at this time.

Other Business

15. There was no other business at this time.

Adjournment

16. Motion to adjourn

A motion to adjourn was made at 6:54pm

VOTING

Motion by: Morgan, John
Second by: Bookwalter, Todd

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	X			
Todd Bookwalter	X			
Jim Feath	X			
John Morgan	X			
Susan Rusnak	X			

Motion Carried

Respectfully submitted,

Kristie Long
Recording Secretary