CRANBERRY TOWNSHIP
PLANNING ADVISORY COMMISSION
MINUTES OF Monday, July 27, 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
Anna Richard - Planning & Development Specialist
Aidan Semanco - Planning & Development Specialist

Call to Order

1. Salute to the Flag

Chairperson Susan Rusnak called the meeting to order at 6:00pm 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 June 29, 2026 Regular Meeting

VOTING

Motion by: Beck, Sharon
Second by: Feath, Jim

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 June 2026

Public Comment (Any item not on the agenda)

1. There was no public comment at this time.

New Business

5. PR #SUB-26-11 - North Pointe at Cranberry – Preliminary/Final Subdivision (TLD 10/24/26)

Consider a Preliminary and Final Subdivision Application proposing a four-lot subdivision of a 16.56-acre parcel to accommodate three retail outparcels and approximately six acres of residential development located at 20400 Route 19 in the SU-1 zoning district.

VOTING

Motion by: Bookwalter, Todd
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

6. PR #LD-26-12 - North Pointe at Cranberry – Final Land Development (TLD 10/24/26)

Consider a Final Land Development Application for the infrastructure phase of North Pointe at Cranberry, proposing site grading, roadway improvements, utility infrastructure, stormwater management facilities, water facilities, and landscaping on approximately 16.9 acres located at the intersection of Route 19 and Dutilh Road in the SU-1 zoning district.

Mr. Aidan Semanco gave an overview of the two North Pointe at Cranberry applications.

Mr. Philip Bishop, ECHO Realty was available for comments from the Commission.

Mr. Bishop presented an update through a presentation.

#SUB-26-11, #LD-26-12 were reviewed simultaneously.

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

Bella White – Butler Eagle Intern- Will construction begin next Spring?

VOTING

Motion by: Bookwalter, Todd
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# COND-26-5 - Skill Games - Conditional Use (TLD 8/28/26)

Consider a Conditional Use Application for an amusement arcade (Skill Games 777) proposing eight devices within an existing tenant space at the Excel Center, located at 20455 Route 19, Unit 10A, in the SU-1 zoning district.

Mr. Ronald Henshaw gave an overview of the Skill Games 777 proposed application.

Mr. David Nernberg, Nernberg & Associates, was available for comments from the Commission.

Mr. Nernberg gave an oral presentation regarding the Skill Games 777 application.

After the presentation and comments from the Commission, Ms. Rusnak opened the floor to public comment.

There was no public comment at this time.

At this time a motion was made to recommend denial of this application to the Board of Supervisors

VOTING

Motion by: Feath, Jim
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

Construction Awareness

8. There was no construction awareness information at this time.

BOS and Neighborhood Forum Update

9. Mr. Henshaw gave the update.

10. Mr. Henshaw gave the update

Items of Interest

11. No items of interest at this time.

Other Business

12. There was no other business at this time.

Adjournment

13. Motion to adjourn

A motion to adjourn was made at 6:28pm

VOTING

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

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