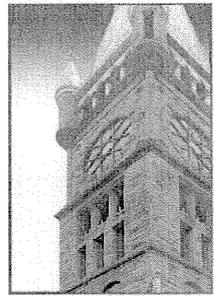


BUREAU OF CITY PLANNING

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SCRANTON

**CITY PLANNING COMMISSION  
SPECIAL MEETING  
AUGUST 6, 2007  
MINUTES**

**IN ATTENDANCE:**

Mr. Richardson  
Mrs. Harrington  
Mrs. Moylan  
Mr. Thomas

Don King, City Planner  
Angela Nole, Secretary

**OLD BUSINESS:**

- 1.) Review of Land Development Plan by Fidelity Bank to build a new drive-through bank branch located at the corner of Main Ave and Luzerne Street C-N Zone.**

Ceco Associates, representing Mr. Tony Bernardi stated they have received E & S approval, NPDS approval, Lackawanna County Regional Planning Commission approval and the storm water connection permit from the Sewer Authority. The only outstanding issue is the Highway Occupancy Permit (HOP) from PennDOT. Once the final comments are addressed, they will receive the HOP. Mr. King recommended conditional approval. A motion was made by Mr. Richardson and 2<sup>nd</sup> by Mrs. Moylan to grant final conditional approval, pending HOP permit. Approved. 4-0.

**2.) Review of Land Development Plan by HW Roever, Inc. to construct a Dunkin Donuts building at 742 Davis St I-L Zone.**

Mr. Lonnie Childers, general contractor, representing HW Roever. The building was shifted from the original plan to meeting the 30 ft setback required by zoning.

The lighting will be towards the building, not the residential area. There will be a drive-thru and concrete sidewalks will be maintained. The dumpster will be fenced in. It will be open 24 hours, as per company policy.

Mr. King stated he recommended final approval pending two conditions:

(1.) Receiving HOP

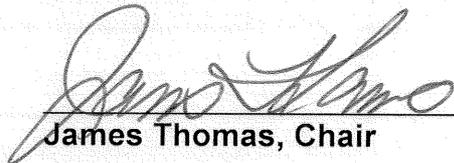
(2.) Storm water plan to be reviewed by the city Engineer

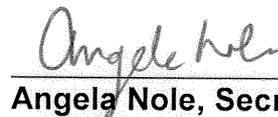
Also, Mr. King stated that the building permit should show landscaping plans along the residential properties for the zoning officer's review.

A motion to grant conditional approval (2 above-mentioned items) was made by Mrs. Moylan and 2<sup>nd</sup> by Mrs. Harrington.

Approved 4-0.

Mrs. Moylan made a motion to adjourn and was 2<sup>nd</sup> by Mr. Richardson.

  
James Thomas, Chair

  
Angela Nole, Secretary