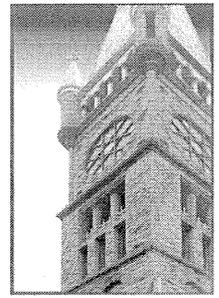


BUREAU OF CITY PLANNING

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SCRANTON

**CITY PLANNING COMMISSION
FEBRUARY 25, 2009
MINUTES**

IN ATTENDANCE:

Mr. Thomas
Mr. Jones
Mrs. Moylan
Mr. Kennedy

Don King, City Planner
Brian Swanson, City Engineer
Angela Nole, Secretary

MINUTES:

A motion to approve the minutes from the January 21, 2009 meeting was made by Mr. Jones and 2nd by Mr. Kennedy. Approved 4-0.

CORRESPONDENCE:

Correspondence from Attorney Christopher Cullen regarding amending the Home Rule Charter.

A motion to put the correspondence on file was made by Mrs. Moylan and 2nd by Mr. Jones. Approved 4-0.

REORGINIZATION:

Next month's meeting.

OLD BUSINESS:

None.

NEW BUSINESS:

1. **Review of Lot Line Adjustment and Land Development Plan by Astima Corp., for the development of a 18, 870 sf retail building at 733 Davis St, I-L Zone.**

John Pocius, CECO Associates and John Henemeuth, Land Surveyor representing Astima.

This property is 9.72 acres and a leased parcel (2.75 acres) needs to be created. The residual lot will be 6.97 acres. The leased parcel will be within the existing lot.

Lackawanna County Regional Planning Commission granted approval. A motion to grant lot line adjustment with the condition from the city engineer that Land Development Plan is approved. Motion was made by Mr. Jones and 2nd by Mrs. Moylan. Approved 4-0

Mr. Pocius stated that 2.75 acres of land need be leased. The utilities will branch from existing utilities.

Sewer Authority (Gander Flemming) approval is pending; NPDS permit, Highway Occupancy Permit; engineer's comments is still pending.

A motion to grant conditional approval (approval from Sewer Authority, NPDS permit and HOP being obtained & engineer's comments being addressed) was made by Mr. Jones and 2nd by Mrs. Moylan. Approved 4-0.

2. Review of Land Development Plan by Senior Solutions for the construction of a personal care home at 2000 blk. Boulevard Ave, I-L Zone.

Michael Kelly, President Senior Solutions.

This parcel is 3.4 acres and this 36,000 square foot building will house 70 beds.

Mike Probst, Engineer, Keystone Consulting stated they are still waiting for NPDS permit, Sewer Authority approvals.

Lackawanna County Regional Planning Commission granted approval. There are 23 comments from the city engineer which need to be addressed before final approval will be granted.

Mr. King stated he was concerned about putting fill in a flood way.

3. Review of Lot Line Adjustment plans by Scranton Flood Control Office to combine residual parcels from the flood control project at Parker Street and Amelia Ave, 2330-34 Shawnee Ave and Searing Place R-1A and R-2 Zones.

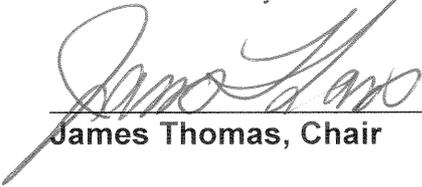
Mr. King stated the lot line adjustments are needed to take what is left of the left-over land from the flood control project and combine the lots into a parcel to be sold.

Mr. King recommended approval with the condition of Lackawanna County Regional Planning Commission approval.

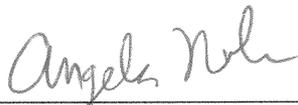
A motion to approve lot line adjustment with condition of approval from Lackawanna County Planning was made by Mr. Kennedy and 2nd by Mrs. Moylan. Approved 4-0.

COMMITTEE REPORTS:

Mrs. Moylan made a motion to adjourn and 2nd by Mr. Jones.



James Thomas, Chair



Angela Nole, Secretary