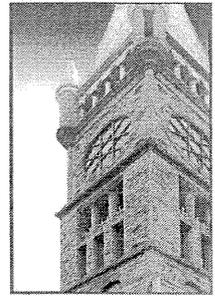


BUREAU OF CITY PLANNING

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SCRANTON

CITY PLANNING COMMISSION MAY 20, 2009 MINUTES

IN ATTENDANCE:

Mr. Thomas
Mr. Jones
Mrs. Harrington
Mr. Preambo

Brian Swanson, City Engineer
Angela Nole, Secretary

MINUTES:

A motion to approve the minutes from the April 15, 2009 meeting was made by Mrs. Harrington and 2nd by Mr. Jones. Mr. Preambo abstained. Approved.

CORRESPONDENCE: None.

NEW BUSINESS:

1. Review of Final Subdivision Plan for Lot 4 of the Mount Pleasant Corporate Center by SLIBCO, C-G Zone.

Tom Skibinski, representing. Mr. Skibinski stated the HOP (Highway Occupancy Permit) was granted, and they are waiting for City Council approval. There is a letter from Pennoni Engineering, stating that the financial grantor is furnished by SLIBCO, that the road will be provided.

The lot of 6.1 acres consists of Lot 4 and the remaining roadway right of way. A motion to approve the subdivision with the condition that the traffic light be approved by City Council was made by Mr. Jones and 2nd by Mr. Preambo. Approved 4-0.

2. Review of Land Development Plan by Beacon Summit at Scranton LLC, for the Mount Pleasant Medical & Professional Center, on the 3.26 acre parcel located at Lot #4 of the Mount Pleasant Corporate

Center at the intersection of West Linden & North Eighth Ave, C-G Zone.

S. Williams and Dennis McCarthy, representing.

Mr. Swanson stated the approval should be subject to final approval of the subdivision and the NPDS Permit.

A motion to approve the plan with the conditions of NPDS permit and Sewer Capacity Permit was made by Mr. Jones and 2nd by Mrs. Harrington.

Approved 4-0.

NEW BUSINESS:

- 1. Review of Minor Subdivision Plan by Marvine Properties LLC to create 2 lots, a 25.62 acre parcel and the remaining 59.90 acre parcel. Located between Olyphant Ave and Boulevard Ave, H-L and I-G Zones. (site of proposed Armed Forces Reserve Center)**

Dave Osborne, CECO Associates, representing Marvine Properties. The minor subdivision is to create 25.62 acres from a 82 acre piece of land.

Mr. Swanson stated the plan is straightforward and has minor comments.

A motion to grant approval with the following conditions : Mr. Swanson's minor comments to be addressed; and Lackawanna County Regional Planning Commission approval was made by Mr. Jones and 2nd by Mrs. Harrington. Approved 4-0.

- 2. Review of Land Development Plan by McDonald's USA, LLC, to demolish a 3695 square foot McDonald's Restaurant and construct a new 4397 square foot restaurant at 900 S Washington Avenue, C-N Zone.**

Bohler Engineering, representing McDonald's. The old restaurant will be demolished and the new building will be 4397 square feet and will have to lanes and 2 menu boards. There will be more greens pace than the current restaurant. The parking of the South Side Shopping Center will not be impacted. There will be a trash enclosure with opening on the west side.

Mr. Preambo stated he would like signage for cars to prevent accidents. Mr. Swanson stated that the light fixtures will be high-powered. The Sewer Authority will have to review the grease traps for the restaurant. Lackawanna County Regional Planning Commission approved the project.

A motion to grant approval was made with the conditions that the sign "merge" traffic be added; "not in a flood plain" be added to the plans; and Sewer Authority approval for the grease traps was made by Mr. Preambo and 2nd by Mr. Jones. Approved 4-0.

3. **Review of Land Development Plan by Senior Solutions for the construction of a Personal Care Home at the 2000 block of Boulevard Avenue, I-L Zone.**

Mr. Swanson stated that the developer had permission to encroach on the property. A letter received recently stated the easement no longer exists. A motion to rescind prior approval was made by Mr. Preambo and 2nd by Mrs. Harrington. Approved 4-0.

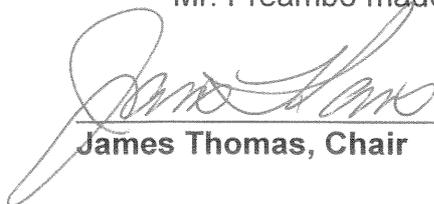
4. **Review of Land Development Plan by Penn East FCU to construct a Financial Institution at 720 Davis St, I-L Zone.**

Not present. No action taken.

COMMITTEE REPORTS:

None.

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



James Thomas, Chair



Angela Nole, Secretary