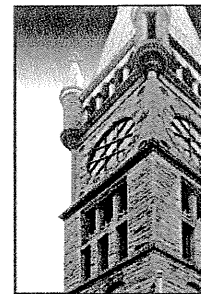


BUREAU OF CITY PLANNING

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SCRANTON

**CITY PLANNING COMMISSION
MAY 21, 2008
MINUTES**

IN ATTENDANCE:

Mrs. Harrington
Mr. Thomas
Mr. Jones
Mr. Kennedy
Mr. Richardson

Brian Swanson, City Engineer
Angela Nole, Secretary

Former CPC member Mary Jean Moran Naughton was presented with a plaque for her many years of service on the planning commission. Mrs. Moran Naughton served from 1990-2007.

MINUTES:

A motion to approve the minutes from the April 16, 2008 meeting was made by Mrs. Harrington and 2nd by Mr. Jones. Approved 4-0. Mr. Richardson abstained.

CORRESPONDENCE:

None.

OLD BUSINESS:

- (1.) **Review of Land Development Plan by LCL Management for the development of 4 new apartment buildings within the Morgan Manor development R-3.**

Not present. No action taken.

- (2.) **Review of Subdivision plan by Oakwood Development Co for Phase IIA (b) consisting of 23 lots in the Oakwood Estate Development (completion of White Birch Drive) R-1 Zone.**

Not present. No action taken.

NEW BUSINESS:

- 1.) **Review of Land Development Plan by May Associates, LLP for construction of new Dunkin Donuts with drive-thru at Mulberry Street and Mifflin Avenue (former Sunoco) C-D Zone.**

George Albert, G & Albert Consultants, representing May Associates LLP. The existing structure will be raised, along with the storage tanks and fuel pumps from the former Sunoco gas station. A Highway Occupancy Permit (HOP) is needed. There will be a green area on Mifflin and Mulberry. There will be a buffer zone between the church and Dunkin Donuts. May Associates have applied for a variance for the zoning hearing board's June 11, 2008 hearing. There have been minor comments from the Conservation District. There is no lighting or landscaping plan at this time. Lackawanna County Regional Planning Commission has given approval. Sunoco will be responsible for the removal of the tanks, Labor and Industry permits will be required.

Brian Swanson stated the Right of Way (ROW) is 16 feet in Hallstead Ct, and PennDOT may have comments.

- 2.) **Review of Subdivision Plan by Scranton School District to divide a portion of lands at Northeast Intermediate School at Gibbons St & Adams Ave. Ins-G Zone.**

Bob Nagle, Acker Associates, representing SSD and Jim Ryan, CMEC
Mr. Nagle stated their plan is to develop the parcel into two parcels, one for the School District (2.6 acres) and the other for the proposed medical college (1.8 acres).

Brian Swanson had no comments.

A motion to approve the minor subdivision plan was made by Mr. Jones and 2nd by Mrs. Harrington. Approved 5-0.

- 3.) **Review of Lot Line Adjustment plan by Joseph Coleman at 1505 Watson St, R-1A Zone.**

Joseph Coleman stated 1411 and 1517 Watson Street are adjacent lots. He would like 1411 to have 60 ft frontage. ZHB approval was given May 14, 2008.

Mr. Swanson had no problems with the plan and would like the ZHB decision labeled on the plan.

A motion to grant conditional approval was made by Mr. Richardson and 2nd by Mrs. Harrington. Approved 5-0.

4.) Review of Lot Line Adjustment plan by Kavulich Construction, Inc. at 600 blk. Arthur Ave, R-1A Zone.

Not present. No action taken.

5.) Review of Subdivision Plan by 500 Lackawanna Development Co., to consolidate lots in the 500 blk of Lackawanna Ave, C-D Zone.

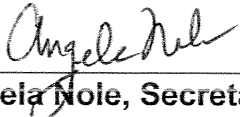
Not present. No action taken.

COMMITTEE REPORTS:

None.



James Thomas, Chair



Angela Nole, Secretary