



CITY PLANNING COMMISSION

CITY HALL : 340 NORTH WASHINGTON AVENUE : SCRANTON, PENNSYLVANIA 18503 : PHONE 570-348-4280 : FAX 570-348-4171

CITY PLANNING COMMISSION

July 28, 2021

6:00 PM

Meeting Location
City Council Chambers
340 N. Washington Ave.
Scranton PA 18503

OLD BUSINESS:

1. Review of Final Land Development plans by May Brands, LLC to develop a 4920 sq. ft. Major Convenience Store (Convenience Store, Dunkin Donuts and 5 fuel pumps) at 1200 N Keyser Ave. (N Keyser and Loop St.) (Revised Plan)
2. Review of Final Land Development for the construction of a 7191 SF Dollar General retail store at the corner of Cedar Ave. and Birch St. (C-N zone)
3. Review of Final Land Development plans for the proposed 900 sq. ft. Dunkin Donuts drive thru store to be located at 1120 S. Washington Ave. (I-L Zone)
4. Review of Final Land Development plans for the Lofts at Village Square, 923-930 Meadow Ave. (R-1A Zone)

NEW BUSINESS:

1. Review of Final Land Development Plan by IIP-PA 1 LLP (Jushi) for the 61,852 SF addition to the Jushi Scranton Grow Facility at 2000 Rosanna Ave. (I-L zone)
2. Review of Final Land Development Plan of the 7900 sq. ft. Northeast Oral Surgery center to be constructed at 1100 Blk. of N. Washington Ave. (I-L Zone)
3. Discussion of Zoning Ordinance (link to ordinance below)

https://experience.arcgis.com/experience/222be4e2fb1c4593ae6d5239d7acaf99/page/page_9/?org=EPD-PGH



37 North Washington St.
Wilkes-Barre, PA 18701
phone 570. 829. 4200
f ax 570. 829. 0302
www. quad3. com

SUBDIVISION AND LAND DEVELOPMENT PLANS
PROPOSED DUNKIN' AND CONVENIENCE STORE
1230 NORTH KEYSER AVENUE, SCRANTON, PA

1230 KEYSER, LLC
1 STERLING AVENUE
DALLAS, PA 18612-1517

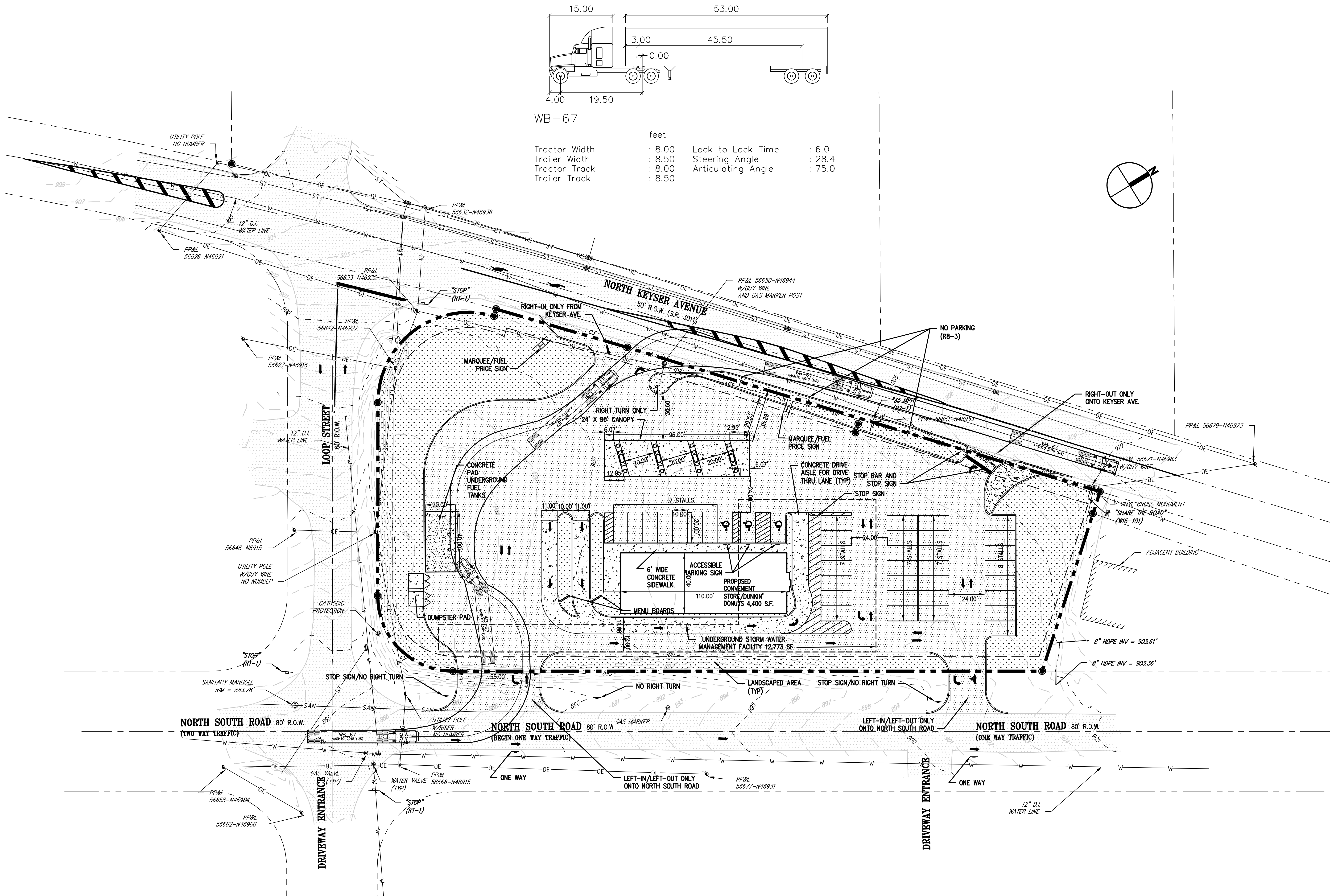
NO.	DATE	REVISIONS
1	02/24/2020	LCCD LETTER, 01/09/2020 BUREAU OF ENGINEERING LETTER, 01/15/2020
2	04/01/2020	LCCD LETTER, 03/12/2020
3	04/06/2020	FILTER BAG REVISION

PROJECT MGR:	BB	SCALE:	1" = 30'
ARCH/ENG:	MCM	DATE:	11/06/2019
DRAWN BY:	RAY	JOB NO:	12959.01
DRAWING TITLE:			

PROPOSED SITE PLAN

DRAWING NO.

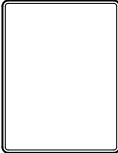
C-102



CHECK GRAPHIC SCALE BEFORE USING

SCALE IN FEET





ISSUE / REVISIONS			
DATE	BY	REVISIONS	DESCRIPTION
07/07/2021	CPG		REVISED L&D DEVELOPMENT SUBMISSION IV
06/29/2021	CPG		REVISED L&D DEVELOPMENT SUBMISSION III
09/17/2021	DPA		REVISED L&D DEVELOPMENT SUBMISSION II
06/26/2021	DPA		REVISED L&D DEVELOPMENT SUBMISSION I
09/24/2021	CPG		REVISED L&D DEVELOPMENT SUBMISSION I
02/22/2021	CPG		REVISED L&D DEVELOPMENT SUBMISSION I



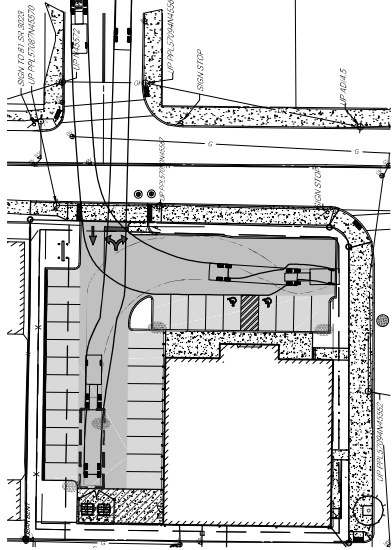
PROJECT No:	1117-01
DATE:	2/22/2021
SCALE:	AS SHOWN
DRAWN BY:	COB
CHECKED BY:	CRP

PROJECT
PRE/FINAL DOLLAR
GENERAL CEDAR
AVENUE
CITY OF
SCRANTON
LACKAWANNA
COUNTY
PENNSYLVANIA

CLIENT
MSP PROPERTIES OF
PENNSYLVANIA, L.P.
P.O. BOX 1567
BEAVER FALLS, PA 15010

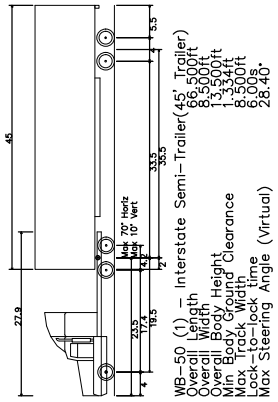
SITE LAYOUT PLAN

SHEET NO. C201

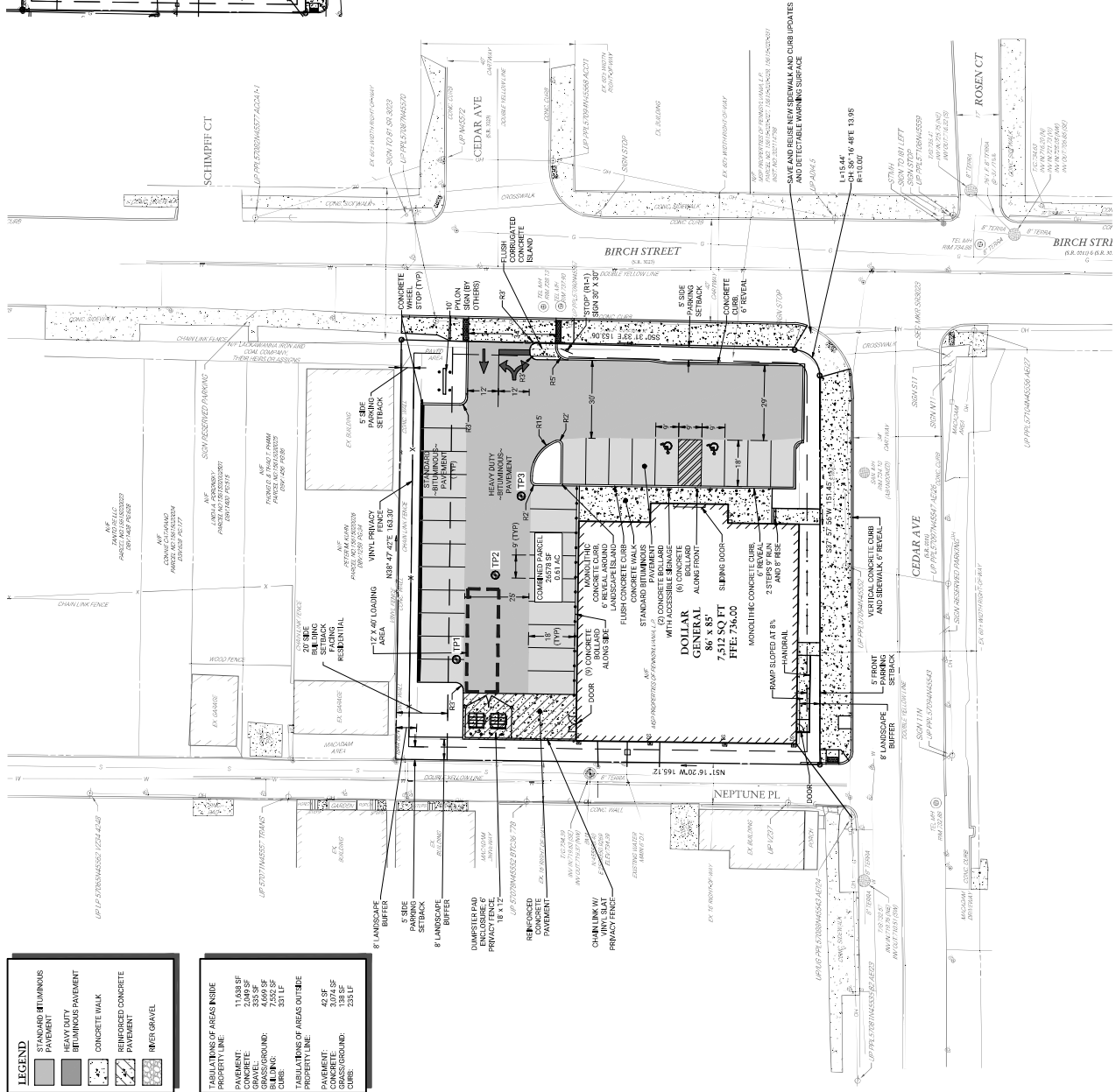


TRUCK TURNING MANEUVERS






1 IN/CM = 10 FEET



TRUCK TEMPLATE



LEGEND

	STANDARD BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE WALK
	REINFORCED CONCRETE PAVEMENT
	RIVER GRAVEL

TABULATIONS OF AREAS INSIDE PROPERTY LINE:		TABULATIONS OF AREAS OUTSIDE PROPERTY LINE:	
PAVEMENT:	11,638 SF	PAVEMENT:	42 SF
CONCRETE:	2,049 SF	CONCRETE:	3,074 SF
GRAVEL:	335 SF	CONCRETE:	138 SF
GRASS/GROUND:	4,069 SF	GRASS/GROUND:	235 LF
BUILDING:	7,552 SF	CURB:	
CURB:	331 LF		



CONSULTING ENGINEERS
P.O. BOX B • CLARK'S SUMMIT
PENNSYLVANIA 16411
tele. 570.586.5091
fax. 570.586.5073

SEALS

PROJECT
PRELIMINARY/FINAL
LAND DEVELOPMENT
HW ROEVER DUNKIN
1120 S. WASHINGTON

CITY OF SCRANTON,
LACKAWANNA COUNTY

DRAWING TITLE

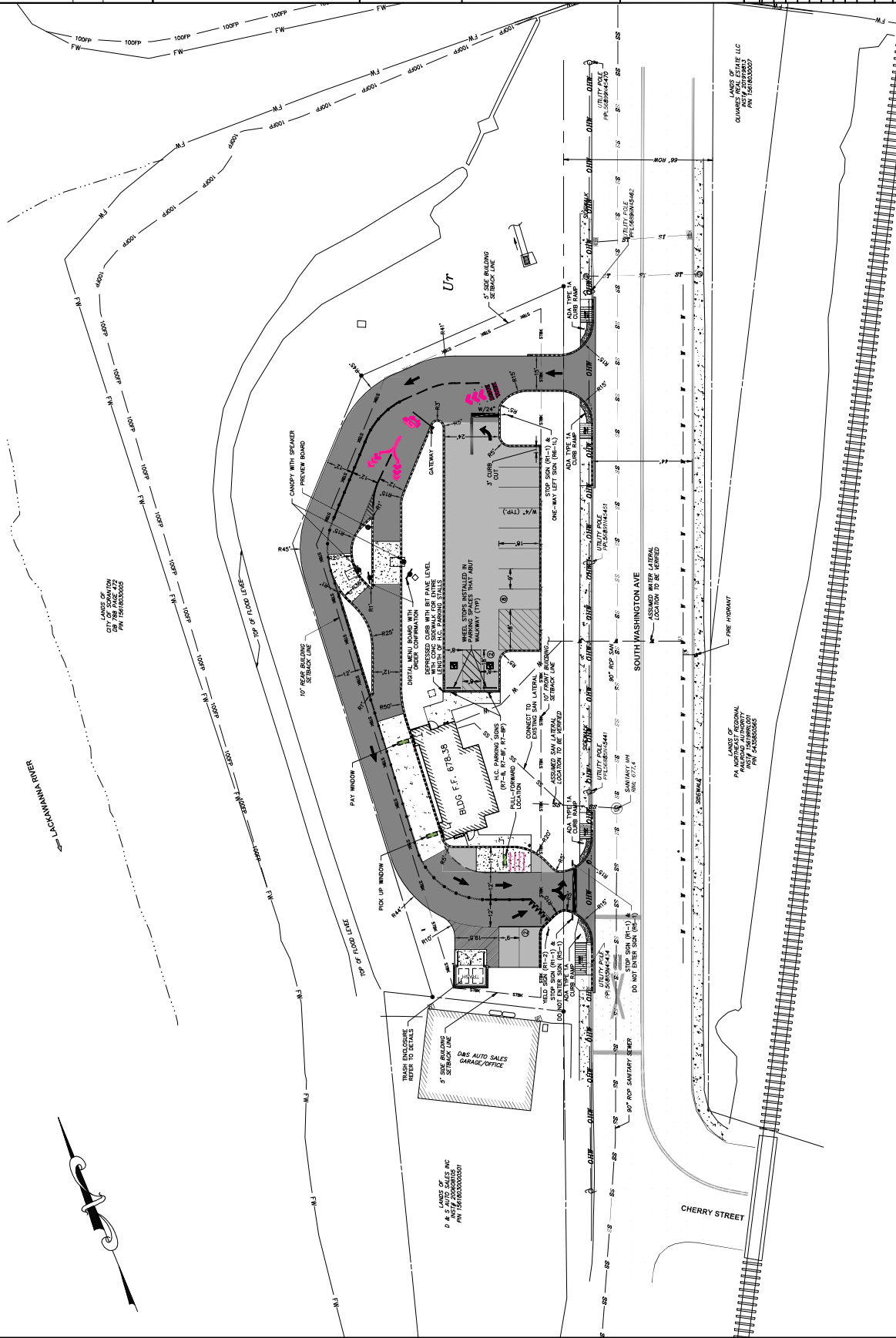
SITE LAYOUT

REVISIONS		
NO.	DATE	DESCRIPTION
1	6/7/21	LCD REVIEW
2	6/9/21	CITY ENGINEER REVIEW

JOB NO :	200721
SCALE :	1"=20'
DATE :	5/3/2021
PROJ ENG :	MRW
DRAWN BY :	MRW
CHECKED BY :	---
DRAWING NO :	

C-2

SHEET 4 of 16



PAVEMENT LEGEND A

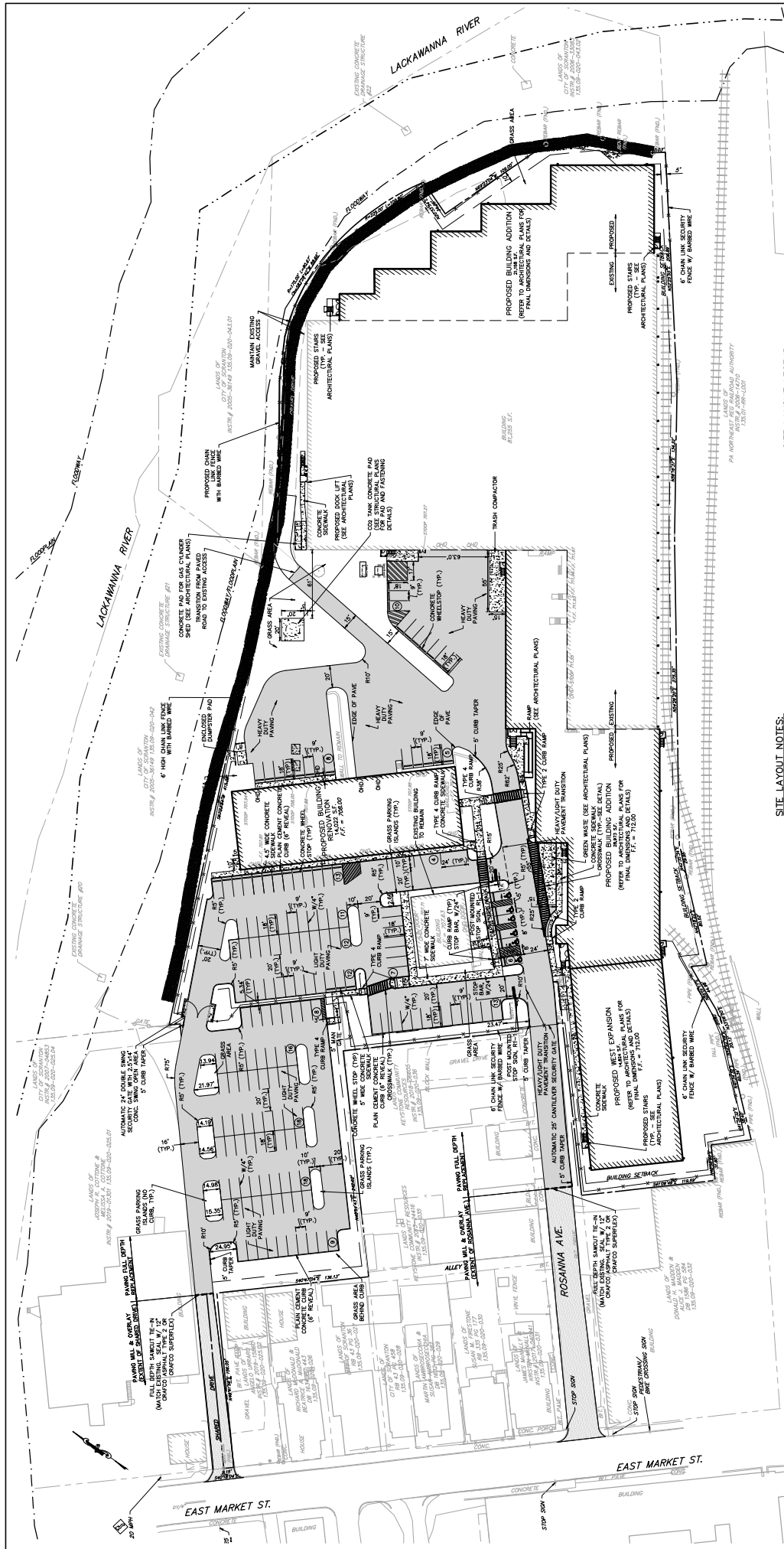
LIGHT-DUTY PAVEMENT

HEAVY-DUTY PAVEMENT

NOTES-

1. ALL PROPOSED IMPROVEMENTS, INCLUDING ALL ON-SITE STORM DRAINAGE FACILITIES, ARE PRIVATE AND WILL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER, AND WILL NOT BE THE RESPONSIBILITY OF THE CITY OF SCRANTON.
2. THE NEAREST EXISTING FIRE HYDRANT IS LOCATED DIRECTLY ACROSS THE STREET FROM THE SITE.

PROPOSED SIGNS			
SERIES	SIZE	HEIGHT	QUANTITY
R1-1	30"x30"	7'-0"	3
R1-2	36"x36"	7'-0"	1
R5-1	30"x30"	7'-0"	2
R7-8	12"x18"	7'-7"	2
R7-8F	12"x18"	4'-2"	2
R7-8P	12"x6"	7'-0"	2
R6-11	36"x12"	7'-0"	1



SITE LAYOUT NOTES:

- [illegible]

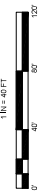
SITE | A YOUT | LEGEND:

PROPERTY OUTBOUND
MILL AND OVERLAY EXISTING PAVEMENT
PROPOSED FULL DEPTH BITUMINOUS PAVING
PROPOSED SIDEWALK / CONCRETE
PROPOSED CURB
PROPOSED FENCE
PROPOSED BUILDING

ADA PARKING STALL AND CURB RAMP W/ ADA SIGN,
ADA PAVEMENT MARKING SYMBOL & STRIPING,
DETECTABLE WARNING STRIP, WHEEL STOP

[illegible]

GRAPHIC SCALE



IIP-PA 1 LLC
111440 WEST BERNARDO COURT, SU
SAN DIEGO, CA 92127

CRANTON GROW FACILITY
CITY OF SCRANTON, LACKAWANNA COUNTY,
PENNSYLVANIA

reuther+bowen
Engineering, Design, Construction Services

326 WARD ST. SCRANTON, PA 18512-
PHONE (570)496-7020 FAX (570)496-7020



SITE LAYOUT PLAN

DESIGNED BY	KLS
REVIEWED BY	DL
CHECKED BY	MB

C2.0

NORTHEAST ORAL SURGERY

