Planning Commission Meeting

January 26, 2024

225 Market Street

Sunbury, PA 17801

4:00 p.m.

A quorum was met at the regularly scheduled meeting of the Planning Commission of the City of Sunbury, which was called to ordered by Ms. Pfleegor, Chairman, presiding.

The following Planning Commission members were in attendance:

Lisa Pfleegor, Chairman

Larry Welfer, Secretary

Ryan McDonald

Lindie Lloyd

Other City Officials in attendance:

Michael Rhoades, Code Administration Office

Jennifer Salas, Code Administration Office

John Barnhart, Public Safety Director

Jim Eister, Parks & Public Property Director

Guests present at the meeting:

Michael Thomas, City Engineer

Brianna Apfelbaum Kula, Attorney

Joel Weist, City Solicitor

Erick Shock, McDonalds’ Attorney Engineer

Justine Klee, Lead Civil Engineer

The meeting began at 4:03 p.m. with the Pledge of Allegiance to the Flag.

**REPORTS**

Approval of minutes for October 26, 2023. Larry made the motion, Lindie seconded. All were in favor.

**REVIEW OF PLANNING COMMISSION EXPENSES**

Mike Rhoads reported the budget remains the same for 2024.

**CORRESPONDENCE**

N/A

**REVIEW ITEMS**

Review Land Development plans for McDonalds at 1183 N 4th St, Sunbury, PA 17801. The lot location is between Sunbury and Upper Augusta; McDonalds had to go through 2 different zoning meetings to get approval. The City of Sunbury will be providing storm water, wastewater & water supply. All variances were granted by Zoning Hearing Board on 9/13/2023. The first group of waivers to be motioned - Section 148-7A, 148-11A, 148-12 & 148-33 – for pre- app. meeting, preliminary plans submission to allow the plots to be on 23 x 36” bond paper and street tree to be as shown as opposed to the street frontage. Ryan made the motion; Larry seconded the motion, and all were in favor. The second waiver is to conditionally grant the waiver from Section 145-31 – required the sidewalk conditioned upon McDonalds and the City of Sunbury regarding reasonable compensation to put in a sideway project to meet city ordinance. Ryan made the motion; Lindie second the motion, and all were in favor. The final motion – conditional plan approval based on the recommendation of January 22, 2024, letter from Meck-Tech. Ryan made the motion; Lindie Second the motion. All were in Favor.

**BLIGHT DETERMINATION PROPERTIES**

108 N 6th Street – Single Family Vacant Home – made motion to approve the blight determination. Seconded the motion; all were in favor.

420 N 4th Street – Single Family Vacant Home – Made Motion to approve the blight determination. Seconded the motion; all were in favor.

**CERTIFIED BLIGHT PROPERTIES**

N/A

**NON-REVIEW ITEMS**

Land Development Plan – N 6th Street (Sweep Project) Tabled to February Meeting.

Susquehanna Reconstruction – Phase 1 – Bid – February Meeting

**REVIEW OF OLD BUSINESS FROM THE PRIOR MEETING**

N/A

**UNFINISHED BUSINESS**

N/A

**CURRENT BUSINESS**

N/A

**FEBRUARY MEETING**

The next Planning Commission meeting is scheduled on Thursday, February 22, 2024, in the Conference Room on the 1st floor at 225 Market Street, Sunbury, PA at 4:00 p.m.

There being no further business, the meeting was adjourned at 5:02 p.m.

Respectfully submitted,

Jennifer Salas

Code Administration Office, Secretary

Cc: Mayor

Members of the Planning Commission

Council Members

City Administrator

Code Administration Office

Jeff Wojciechowski

Michael Rhoads