

Mr. Ev Jones  
Mr. Thomas Preambo  
Mr. Jerry Richardson  
Mr. Jim Thomas, Chair  
Mrs. Mary Jean Moran-Naughton  
Mrs. Elizabeth Moylan  
Mr. John Kennedy  
Mr. Don King, City Planner



SCRANTON

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**CITY PLANNING COMMISSION  
JANUARY 17, 2006  
MINUTES**

**IN ATTENDANCE:**

Mr. Richardson  
Mr. Thomas  
Mr. Jones  
Mrs. Moran-Naughton  
Mrs. Moylan  
Mr. Kennedy  
Mr. Preambo

Don King, City Planner  
George Parker, City Engineer  
Angela Nole, Secretary

**MINUTES:**

A motion to approve the minutes of the October 18, 2005 was made by Mrs. Moylan and 2<sup>nd</sup> by Mr Jones. Approved 6-0. Mr. Richardson abstained.

A motion to approve the minutes of the October 24, 2005 special meeting was made by Mr. Jones and 2<sup>nd</sup> by Mrs. Moylan. Approved 5-0. Mr. Preambo and Mr. Kennedy abstained.

A motion to approve the minutes of the November 29, 2005 meeting was made by Mr. Richardson and 2<sup>nd</sup> by Mrs. Moran-Naughton. Approved 5-0. Mr. Kennedy and Mr. Preambo abstained.

**CORRESPONDENCE:**

None.

**OLD BUSINESS:**

**1.) Review of Land Development Plan for Waffle House Restaurant, Davis Street (C-N Zone)**

Emmett Mancinelli, representing Mr. Bob Burke. The PennDOT highway occupancy permit was received, Lackawanna County approval was received June 21, 2005. PennDOT requires curbs on opposite sides of the road, to make more defined areas. The development plans for the Waffle House have not changed.

A motion to grant conditional approval with the condition that E & S, Soil Conservation, Sewer Authority approval be met and that the notes on the plans be updated to include the meets and bounds, and that the Developer will maintain Driscoll Street was made by Mrs. Moran-Naughton and 2<sup>nd</sup> by Mr. Jones. Approved 7-0.

**NEW BUSINESS:**

**1.) Review of subdivision plans by the City of Scranton at 2450 Brighton Avenue, 161 Riverside Drive and Meade and Lenehan Avenues, to combine residual parcels of land created by flood control project. R-1A Zone.**

Mr. King stated the purpose of this plan is to combine residual parcels of land created by the property acquisitions for the City of Scranton Flood Protection Project. The residual properties are no longer needed and the City will put them out to bid.

A motion to approve the subdivision plan for Brighton Ave was made by Mr. Kennedy and 2<sup>nd</sup> by Mrs. Moylan. Approved 7-0.

A motion to approve the subdivision plan for Lenehan Avenue was made by Mrs. Moylan and 2<sup>nd</sup> by Mr. Jones. 7-0 Approved.

A motion to approve the subdivision plan for Meade Ave was made by Mr. Kennedy and 2<sup>nd</sup> by Mr. Preambo. Approved 7-0.

**2.) Review of Subdivision plan by Scranton School District to convey piece of land to Mercy Hospital, Kressler Court, INS-G Zone.**

John Hennemuth, representing Mercy Hospital. Mercy Hospital leases the parking lot from the School District. They have received Lackawanna County approval

Mr. King stated that according to the Municipal State Planning Code, a school district selling property must seek approval from the CPC first.  
The lot is 25 x 230 and 5,750 sq ft.  
Mercy currently leases the lot and will continue to use it as is.  
Mr. Parker had no comments, the plan was a simple one. Access to the property is by Pine Street.  
Mr. King recommended approval.  
A motion for approval was made by Mr. Jones and 2<sup>nd</sup> by Mrs. Moylan.  
Approved 6-0. Mrs. Moran-Naughton abstained.

**3.) Review of subdivision plan by Anthony Genello, Watres Ave, R-1A Zone.**

John Hennemuth, representing Mr. Genello.  
The previous subdivision was approved in July, 1995, the plan was never signed by the appropriate officials.  
There are two separate owners of the property. The property is already split into two (2) lots, need to split into three (3) lots. The three (3) conditions in 1995 were, to be reviewed by the Engineer and Planning Commission and that the property was not located in a flood plain.  
A motion for approval was made by Mrs. Moran-Naughton and 2<sup>nd</sup> by Mr. Jones.  
Approved 7-0.

**4.) Review of subdivision plan by Robert Stevens, to divide one lot into two, 341 N. Hyde Park Avenue, R-1A Zone.**

Robert Mendola, representing Mr. Stevens.  
Zoning Hearing Board granted approval on December 14, 2005.  
Mr. Mendola is still waiting for Lackawanna County approval.  
Mr. Parker had minor comments, garbage pick up, mail delivery, laterals, easements.  
Mr. Parker requests that the utilities plotted on the drawing, along with easements for walk way on the drawing.  
Mr. Parker does not recommend conditional approval at this time. Mr. King stated we are still waiting for Lackawanna County approval, and utility information is needed.  
A motion to accept for review was made by Mr. Richardson and 2<sup>nd</sup> by Mr. Kennedy. Approved 6-1.

**5.) Review of Land development Plan by Ken Marq, LLC to develop six (6) townhouse units at Olive St and Taylor Ave, R-1A Zone.**

George Mihalchik, CECO , representing Mr. Marq.

Access will be from Olive Street, all utilities approvals were granted, Sewer Authority, Storm water and sanitary line, an adequacy letter from Lackawanna County Conservation district were all received.

The sidewalk wraps around from Olive St to Taylor Ave

ZHB allowed use for townhouses and a variance for setback relief.

Mr. Kennedy stated he would like an artist's rendering of the plan.

Mr. Parker reviewed the site plan, minor comments have been addressed.

A motion to accept for review was made by Mrs. Moran-Naughton and 2<sup>nd</sup> by Mr. Kennedy. Approved 7-0.

**6.) Review of Subdivision Plan by Steven Yankowski to create 3 lots at Reese Street and Atlanta Ave R-1A Zone.**

Fred Shue, representing Mr. Yankowski.

Mr. Yankowski would like to subdivide empty lot to build single family homes.

Access to property from Reese Street.

Mr. Parker had no comments, meets qualifications for subdivision

Mr. King is waiting for Lackawanna County approval, meets zoning requirements.

A motion for conditional approval was made by Mr. Kennedy and 2<sup>nd</sup> by Mr. Jones. Approved 7-0.

**7. Review of revised Zoning Scheme for the area surrounding Scranton High School, Providence Road**

Mr. King stated that the area in question has developed into a commercial area, not industrial any more. Every time a new business wants to be established there, zoning board approval is required. Also, the school is located in this area.

Mr. King would recommend the board to approve to change to C-G and make the school to INS-G, to make it a proper zone.

Mr. Preambo asked about the sign ordinances, Mr. King stated he will look into this, but doesn't believe there is much difference from C-G and I-L.

**COMMITTEE REPORTS:**

Mr. Thomas asked about water run off for expanding parking lots.

Mr. Parker stated getting E & S approval and Soil Conservation Approval.

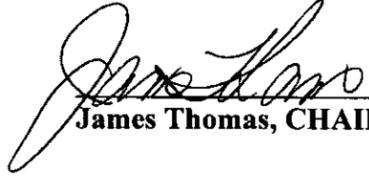
Mrs. Moran-Naughton would like to send a letter to the ZHB to review pg 3-1, section 302.C of the Zoning Ordinance when reviewing subdivisions. Mrs.

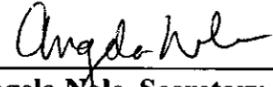
Moran-Naughton will draft a letter.

A motion to send the letter was made by Mrs. Moran-Naughton and 2<sup>nd</sup> by Mr. Richardson. Approved 6-0

**ADJOURNMENT**

A motion to adjourn was made by Mrs. Moylan and 2<sup>nd</sup> by Mr. Jones.

  
James Thomas, CHAIR

  
Angela Nole, Secretary