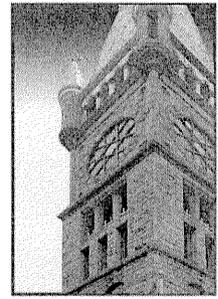


CITY PLANNING COMMISSION



SCRANTON

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

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**CITY PLANNING COMMISSION  
FEBRUARY 21, 2006  
MINUTES**

**IN ATTENDANCE:**

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

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

**MINUTES:**

A motion to approve the minutes of the January 17, 2006 (with changes) was made by Mr. Jones and 2<sup>nd</sup> by Mrs. Moylan. Approved 5-0.

A motion to approve the minutes of the January 23, 2006 special meeting was made by Mrs. Moylan and 2<sup>nd</sup> by Mrs. Moran-Naughton. Approved 4-0. Mr. Preambo abstained.

**CORRESPONDENCE:**

None.

**OLD BUSINESS:**

- 1.) **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 stated that the water and gas lines follow the same pattern as the sewer lines in the alley and avenue.

Mr. King stated the additional information requested was placed on the map.

A motion to continue until Lackawanna County approves was made by Mrs. Moran-Naughton and 2<sup>nd</sup> by Mr. Preambo. Approved (4-1).

**NEW BUSINESS:**

- 1.) **Make Recommendation to City Council regarding request to vacate a portion of Hill Street and portions of an unnamed street and alleyway between Olyphant and Boulevard Avenues, north of Parker Street. I-L and R-2 Zones.**

Eric Hokecko, representing

Robert Mendola, representing

Mr. Hokecko would like to build a storage facility for commercial or household goods (vehicles, boats) with no hazardous materials allowed. He also stated there would be no traffic, no odors, and will bring tax revenue to the City. Also, this land is not KOZ. There will be an 8 ft buffer zone and Mr. Hokecko would like to work with the neighbors and has met with them. There will be a Council meeting, public hearing on March 23.

There will be surveillance cameras and door alarms. Hours of operation are yet to be determined, customers will have access 24 hrs a day, seven days a week, possibly. The storage units will be 7-10,000 sq ft

Mr. John Pocius, CECO stated CECO was contracted to do the civil engineering aspect of this project. Mr. Pocius stated they are seeking a zoning change rather than a variance, because this is the correct way to go ahead with this project. Mr. Pocius also stated that CECO would maximize all buffer zones, put in place the best landscaping possible. Mr. Pocius also stated that there will be no intrusion on the existing homes, yards or property lines. Mr. Pocius doubted the land in question (lot 27) would ever be used because it would be a daunting engineer problem.

Mr. Parker stated he had no objections of the zoning change, this is the correct way to do this.

Mr. King agreed. He stated the zoning change should go forward. The street to be vacated was never opened to the public before and would have no public benefit.

A motion to recommend to City Council the vacation the portion of Hill Street was made by Mrs. Moran-Naughton and 2<sup>nd</sup> by Mrs. Moylan. Approved (5-0)

- 2.) **Review of Land Development plan by the County of Lackawanna Transit Authority of the development of a 7,400 sq ft Intermodal facility at the south side of Lackawanna Avenue near the intersection of Lackawanna Avenue and Bridge Street. C-D Zone.**

Bob Naegley, Acker Associates, representing.

Joseph Marcellus, Highland Associates, representing.

This intermodal transit would be for taxi pick-up, Colts and Martz Buses. A bus terminal is a permitted use in a C-D Zone.

A portion of the site will be demolished. There will be access from Lackawanna Avenue. The bus traffic will be separate from the Mall traffic. The State parking lot will remain the same. The Sewer Authority will review project. The stormwater management will conform with the ordinance. They will seek E & S approval this week.

Mr. Parker stated this is in the review stages.

**3.) Review of sketch plan by the University of Scranton for the development of a new Campus Center at the 900 blk. Of Mulberry Street (INS-G Zone)**

John Pocius, CECO Associates, representing.

Marty Langan, U of S, representing.

Sharon Evans, Public Safety, U of S, present.

The current student center (Gunster Center) was built in 1959 and does not currently serve the needs of the University.

165 parking spaces will be replaced for student parking on Fitzpatrick Field

John Pocius, CECO, is the lead civil engineer consultant on the project and will have stormwater, E & S, utility, PennDOT permits.

Mr. Pocius met with Fire Chief Davis and his inspectors and received approval regarding fire safety.

**4.) Review of Lot Line Adjustment by Keyser Terrace, Inc. At the corner of N. Keyser Ave and Luzerne Street C-N Zone.**

John Pocius, CECO Associates, representing.

James Scantos, developer, representing.

The parcel is 15,000 sq ft. Mr. Scantos is in process of building the units. Mr. Scantos is seeking to subdivide the townhouse development and the parcel. The development will be a stand-alone.

Mr. Pocius is still waiting for Lackawanna County Planning approval

Mr. King stated that it meets the sq footage required in a C-N Zone. Mr. Parker stated this is a simple procedure and recommends approval.

A motion for conditional approval, pending Lackawanna County Planning Approval, was made by Mr. Preambo and 2<sup>nd</sup> by Mrs. Moran-Naughton.

Approved 5-0.

**5.) Review of Land Development Plan by Keyser Terrace, Inc. For the development of 3-two unit town homes. Corner of N. Keyser Avenue and Luzerne Street. C-N Zone.**

John Pocius, CECO Associates, representing.

The three (3) townhouses each will contain two (2) units. There are twelve (12) parking spaces, only six (6) are required in the ordinance. Formal submission to the Conservation District. P & G (gas) service is now available.

Mr. Parker stated his comments will be sent out this week and should be accepted for review.

A motion to accept for review to start the 90 day clock was made by Mr. Preambo and 2<sup>nd</sup> by Mrs. Moylan. Approved 5-0.

**6.) Make Recommendation to City Council regarding request to vacate a portion of Murphy Court between Davis Street and Crane Street west of Birney Avenue. C-N and R-1A Zones**

Mr. King stated there will be a public hearing held on March 2, 2006.

Mrs. Kathy Pocius, 2933 Cedar Ave, neighbor stated her concerns, saying the traffic is excessive already.

A motion to send a negative recommendation to City Council due to lack of information was made by Mrs. Moylan and 2<sup>nd</sup> by Mrs. Moran-Naughton.

**7.) Review of request from Vacant Property Review Committee to declare the properties listed on Exhibit A blighted pursuant to the Urban Redevelopment Laws of Pennsylvania.**

The parcels in question are still listed with the names of the former owners. Once the properties are declared blighted, the Redevelopment Authority will gain control (title) of the sites and will be able to market the properties.

Properties included : 430-32 N. Webster Ave, 434-436 N. Webster Ave and 438-40 N. Webster Avenue.

A motion to declare the properties blighted was made by Mrs. Moran-Naughton and 2<sup>nd</sup> by Mr. Jones. Approved 5-0.

**8.) Review of Redevelopment Proposal by the Scranton Redevelopment Authority for the former DPW site on Providence Rd. I-L Zone**

Land development will have to come before the CPC .

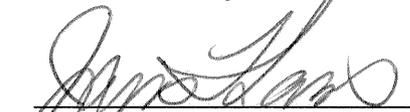
A motion was made by Mr. Jones and 2<sup>nd</sup> by Mrs. Moran-Naughton. Approved 5-0.

**COMMITTEE REPORTS:**

None

**ADJOURNMENT:**

A motion to adjourn was made by Mrs. Moylan and 2<sup>nd</sup> by Mrs. Moran-Naughton.

  
James Thomas, CHAIR

  
Angela Nole, Secretary