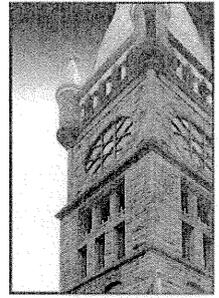


CITY PLANNING COMMISSION

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

**CITY PLANNING COMMISSION
APRIL 18, 2006
MINUTES**

IN ATTENDANCE:

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

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

MINUTES:

A motion to approve the minutes of the March 21, 2006 meeting was made by Mr. Jones and 2nd by Mr. Preambo. Mr. Richardson and Mrs. Moylan abstained. Approved 5-0.

CORRESPONDENCE:

None.

OLD BUSINESS:

- 1.) 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.

The comments from Mr. Parker have been addressed. Mr. Naegley is still waiting Sewer Authority/stormwater approval. Mr. Naegley stated that he has received Lackawanna county, E & S approval.

Mr. Naegley is also seeking a minor subdivision of lots #1(county) and #2 (state). Mr. Parker stated his comments have been addressed. Also, if sewer authority comments change the planning aspect of the plan, CPC would have to approve it. Mr. King had no comments.

A motion for conditional approval was made by Mr. Jones and 2nd by Mrs. Moran-Naughton. Approved 7-0.

A motion to approve subdivision was made by Mr. Preambo and 2nd by Mrs. Moran-Naughton. Approved 7-0.

2.) Review of Land Development Plan by the University of Scranton for the development of a new Campus Center at the 900 blk. Of Mulberry Street (INS-G Zone)

Jeff O'Hora, CECO Associates, representing.

The University has received approvals from Lackawanna County, Sewer Authority, PG Energy, NPDS Permit, The University is still is seeking a Highway Occupancy Permit for improvements, since Mulberry Street is a state road. Also waiting for Soil Conservation District approval.

Mr. Parker stated a Highway Occupancy Permit is still needed. Mr. King had no comments.

A motion for conditional approval (HOP and Lackawanna County Soil Conservation District approval) was made by Mrs. Moran-Naughton and 2nd by Mr. Kennedy. Approved 7-0.

3.) Review of Land Development Plan by Thomas Hashem for the development of Goodfella's Pizza, Rear 1214 Mulberry Street. (C-N & R-2 zones)

Greg Supey, representing Mr. Hashem.

Mr. Hashem received Zoning Board approvals at the April 12, 2006 hearing.

Mr. Parker stated that his comments have not been addressed at this time. Also, Highway Occupancy Permit has not been received.

A motion to table was made by Mrs. Moran-Naughton and 2nd by Mr. Kennedy Approved 7-0.

4.) Review of Sketch Plan by the Gibbons Toyota for the development of an auto dealership along N. Main Avenue (C-G Zone)

No action taken.

5.) Review of Subdivision Plan by University of Scranton to convey a portion of lot for road right-of-way to City of Scranton, Mulberry St. And Jefferson Ave. C-D Zone.

Mr. Parker, City Engineer, representing the City of Scranton.

At last month's meeting, Mr. Parker showed a sketch plan of this subdivision, but was not officially on the agenda.

Mr. Parker proposed a minor subdivision for corner of Mulberry St and Jefferson Ave. There is a central city signalization project, federally funded. Mulberry Street is a state highway and has much tractor trailer traffic. The U of S owns the land at Mulberry and Jefferson. This would allow the city to increase the radius of the curb, offer a better turning radius. Lot #1, U of S, lot #2 city. City Council already accepted the land lot #2 will be deeded to the city. Lackawanna County granted approval.

Mr. King stated this would be an improvement to the intersection.

A motion to approve was made by Mr. Jones and 2nd by Mr. Preambo.
Approved 7-0

6.) Review of plan by D & S Auto Sales, Inc. For lot located at 1200 S. Washington Avenue, I-L Zone.

Attorney Lomma, representing D & S Auto Sales

Approvals by Lackawanna County and the Conservation District.

Mr. Parker stated all comments have been addressed. Mr. King had no comments.

A motion for approval was made by Mr. Richardson and 2nd by Mrs. Moylan.

Approved 7-0.

NEW BUSINESS:

1.) Alum-A-Pole, 1031 Capouse Avenue

Brian Swanson, representing.

Mr. Parker stated all of his comments have been addressed. Zoning Board

Approval was granted. Sewer Authority has comments.

A motion for conditional approval (sewer authority approval) was made by Mr. Jones and 2nd by Mrs. Moran-Naughton. Approved 7-0.

2.) Review of Land Development Plan for the development of 5 townhouse units at the corner of McDonough St and Penman St. R-3 Zone.

Robert Osborne, representing.

Townhouses are an allowed use in an R-3 zone.

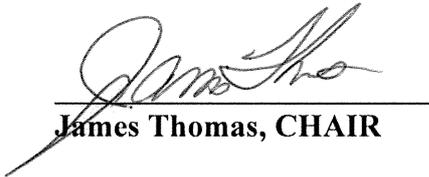
Still waiting for E & S approval.

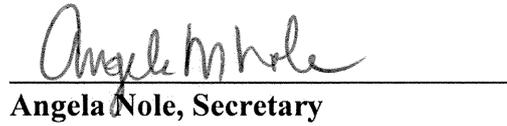
COMMITTEE REPORTS:

Mr. Parker gave an update of the Keyser Valley storm water issue. He has met with Lackawanna County Conservation district on site and will send a letter to the CPC.

ADJOURNMENT:

A motion to adjourn was made by Mrs. Moran-Naughton and 2nd by Mr. Preambo.


James Thomas, CHAIR


Angela Nole, Secretary