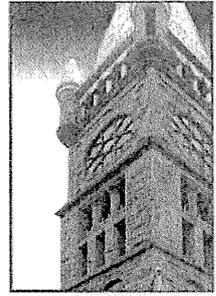


CITY PLANNING COMMISSION

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

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**CITY PLANNING COMMISSION  
MAY 30, 2006  
MINUTES**

**IN ATTENDANCE:**

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

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

**MINUTES:**

A motion to approve the minutes of the April 18, 2006 meeting was made by Mrs. Moylan and 2<sup>nd</sup> by Mr. Mrs. Moran-Naughton. Approved 5-0.

**CORRESPONDENCE:**

None.

**OLD BUSINESS:**

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

George Albert, representing Mr. Hashem.

Mr. Hashem received use/dimensional variances from the Zoning Board at the April 12, 2006 hearing.

Also, Highway Occupancy Permit has not been received. City Council approval is also needed to vacate two parking spaces on Mulberry Street.

There will be low shrubs, low bushes as landscaping. Also, the existing Goodfella's building will be brought up to code and commercial space will be available for the first floor and second floor is residential units. Lighting will be low-profile landscape lighting, no over head lighting and no fencing.

Mr. Parker had three stipulations for conditional approval:

\*Needs City Council approval to vacate two parking spaces;

\*Highway Occupancy Permit still needed from PennDOT;

\* Page 6-9 of the Subdivision ordinance needs to be added as a note to the plans.

Mr. King had no comments at this time.

A motion to grant conditional approval with the three stipulations was made by Mrs. Moran-Naughton and 2<sup>nd</sup> by Mrs. Moylan. Approved 4-1.

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

Gerry Phillips, representing.

Lackawanna County Regional Planning Commission approval was granted.

NPDS permit pending.

Mr. Parker stated plan has been reviewed and comments have been addressed.

Mr. King recommends conditional approval pending NPDS approval.

A motion for conditional approval was made by Mr. Jones, 2<sup>nd</sup> by Mr. Kennedy. Approved 5-0.

**3.) 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. Mr. Osborne will be in compliance with the Zoning Ordinance for setbacks, one unit will be downsized or removed, he will not seek a variance. Mr. Osborne is currently working on a stormwater management plan. Mr. Parker has not received responses to his 26 comments. Mr. King stated County Planning Commission approval is still needed.

Michael Coyne objects to the plan and is concerned with the setbacks.

Mr. Osborne will be back next month with revised drawings.

**NEW BUSINESS:**

**1.) Review of Land Development Plan by Overlook at Clay for the development of 10 Unit townhouse development, corner of Clay Ave and Poplar St (R-1A Zone)**

No action taken.

**2.) Review of Subdivision Plan by D & L Realty for lands located at Blvd Ave, Olyphant Ave and Parker St I-L Zone.**

Eric Holecko, representing. Mr. Holecko is seeking a subdivision for 1.13 acre property to be used as a self-storage facility to create two lots from one. Tony Bernardi, CECO Associates, representing Mr. Holecko. The storage facility will be 7,500 sq ft (3/4 of an acre). The storm water management plan will consist of pipes, inlets, underground detention system, with swale at the end of the property. The sketch plan will be available for next month's meeting. Mr. King stated Mr. Holecko received a zoning change for the property and also received Council approval for vacating unused right of way.

A motion to approve subdivision was made by Mrs. Moylan and 2<sup>nd</sup> by Mrs. Moran-Naughton. Approved 5-0.

**3.) Review of Subdivision Plan by Cathy and Beverly Canterbury to divide home into two parcels. R-1A Zone.**

Robert Mendola, representing the Canterburys. Lackawanna County Planning approval was received. Also, Zoning Hearing Board variance was approved on May 22, 2006. Mr. Parker and Mr. King stated all comments have been addressed. A motion was made by Mr. Jones and 2<sup>nd</sup> by Mr. Kennedy. Approved 5-0.

**4.) Review of Subdivision Plan by Dawn Tobin and Frank Lesavage to convey a 4 x 150 strip of land to Lesavage parcel, 2426-20 Pittston Ave (R-1A Zone)**

Attorney Larry Durkin, representing the Lesavages. This minor subdivision is to complete the requirement by Judge Mazzoni. Lackawanna County Planning approval was granted. Mr. Parker and Mr. King had no comments. A motion to approve was made by Mrs. Moran-Naughton and 2<sup>nd</sup> by Mr. Kennedy. Approved 5-0.

**5.) Review of Sketch Plan for the Development of a car wash at 3100 blk of N Main Ave I-L Zone.**

Tony Bernardi, CECO Associates, representing. 3,700 sq ft glass and aluminum building with three self-serve stations. Two drive-ways, one way in, one way out. Also, there will be three vacuum islands.

Land development plan to be submitted. Mr. Parker stated need to work on drive ways. Mr. King had no comments at this time.  
Mr. Jones stated this will be a nice project for the area.

**6.) Review of Land Development plan by Lackawanna County for improvements to County Courthouse. Area bonded by N Washington Ave , Adams Ave Spruce St and Linden St C-D Zone**

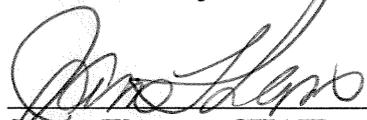
Patrick McLane, Acker & Associates, representing.  
Renovations to the interior of the building will begin in July, 2006, building permits from the City have been granted.  
The project will be started after La Festa Italiana.  
Adams drive-way: one way in, one way out. Drive way will have more secure access for sally port.  
Utilities will be updated. Storm water will have underground detention.  
Green space will be increased.  
There will be closed-circuit tv for added security.  
PennDOT highway occupancy permit is still needed. City Council approval is needed, Lackawanna County Conservation District approval is needed. To be reviewed by Scranton Architecture Review Board. Some monuments will be relocated.  
Mr. King stated he would like to see an elevation of the Adams Ave side.  
Mr. Parker would like to see an elevation of all sides.

**COMMITTEE REPORTS:**

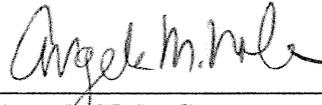
None.

**ADJOURNMENT:**

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



**James Thomas, CHAIR**



**Angela Nole, Secretary**