

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
JUNE 20, 2006
MINUTES**

IN ATTENDANCE:

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

Don King, City Planner
Angela Nole, Secretary

MINUTES:

A motion to approve the minutes of the May 30, 2006 meeting was made by Mr. Kennedy and 2nd by Mr. Mrs. Moran-Naughton. Mr. Preambo abstained. Approved 4-0.

CORRESPONDENCE:

None.

OLD BUSINESS:

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

No action taken.

Mr. Coyne asked if any new plans have been submitted. Not at this time.

- 2.) Review of Land Development Plan by the County of Lackawanna Transit Authority for the development of a 7400 sq ft intermodal facility at the south side of Lackawanna Ave near the intersection of Lackawanna Ave & Bridge St. C-D Zone.**

Patrick McLane, Acker & Associates, representing.

Modifications were made to the original approved plan. The building will be moved 10 feet closer to the Steamtown Mall. The utilities lighting, handicapped parking and retaining wall have been changed. A curb area and light has been added for traffic flow and protection. Also, it will be better movement for handicapped pedestrian traffic. The car traffic will be on Lackawanna Ave and bus traffic on Bridge St.

Mr King stated that the project was approved before and the changes will make the project better, he recommends approval.

A motion was made by Mrs. Moran-Naughton and 2nd by Mr. Preambo. Approved 5-0.

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 Land Development for the construction of a 7500 sf self-storage building at lands located at Plan at Blvd Ave, Olyphant Ave and Parker St I-L Zone.**

Eric Holecko, representing. .

Tony Bernardi, CECO Associates, representing Mr. Holecko. Subdivision approval was received at last month's meeting.

Mr. Bernardi stated that they are still waiting for Lackawanna County Planning Commission approval, Sewer Authority and Soil Conservation approval. Mr. Parker had five (5) comments. They have been addressed by CECO, however, Mr. Parker has not received them yet.

The storage facility will be 7,500 sq ft, with 60 storage units in one building. Mr. Holecko stated that there will be low-profile lighting which is low-wattage lights. There will be a chain link fence. All storage is indoor.

Mr. Parker's comments involved outside agencies. Mr. King stated he recommends approval with two (2) conditions: County Planning and Soil Conservation approvals.

A motion to grant conditional approval was made by Mrs. Moran-Naughton and 2nd by Mrs. Moylan. Approved 5-0.

3.) 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. Mr. Bernardi stated they are awaiting Lackawanna County Planning Commission, Conservation District, Sewer Authority. Also, they are still addressing Mr. Parker's comments.

Sidewalks are required as per Ordinance.

Todd Mills, representing Car Wash Equipment Co.

The two (2) vacuum islands will be moved.

Mr. King had no further comments

Mr. Preambo would like to see utilities illustrated for the subdivision plan.

Car wash would like to be open by November, 2006.

4.) 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.

Building permits from the City have been granted.

Adams drive-way: one way in, one way out. Drive way will have more secure access for sally port.

PennDOT highway occupancy permit is still needed. Scranton Parking Authority approval is still needed. City Council approval is needed, Lackawanna County Conservation District approval is needed. Sewer Authority, Conservation District approvals are also still needed. Some monuments will be relocated.

Linden St, Adams Ave and Spruce St will have curb bump-outs. Certain areas will be handicapped accessible. The Annex Building will be demolished. There will be modifications to the entrance on N Washington Ave.

Tom McLane, McLane Associates, representing. There are currently 90 trees on site. 39 trees are in poor condition, 33 trees are in fair condition and 19 trees are in good condition. Tony Santoli is in agreement.

There will be planting of about 95 new trees.

5.) Review of Major Subdivision Plan by Connell Park Developers LLC for a 26 lot development of semi-attached single homes. R-1A Zone.

Chad Lello, Pennoni Associates, representing.

R-1A Zone, they will not be seeking variances for this project.

There will be sidewalks on the interior.

Storm water detention basins on the S. Irving side.

Mr. Kennedy would like the base of the detention be made of stone and have landscaping and a fence.

Awaiting County Planning, Conservation District, Sewer Authority and Mr. Parker's comments.

Mr. Lello stated the lot is currently over-grown and this would be a great project for the community.

6.) Review of Lot Line Adjustment Plan by Sam Junta, 100 blk. Of S. Grant Street to transfer a 10' strip to adjoining property. R-1A Zone.

Minor lot line adjustment. Both lots meet more than minimum lot sizes. 10 feet will be added to neighbor's property to have extra room on side of house.

Mr. Kennedy made a motion to approve lot line adjustment and Mrs. Moran-Naughton 2nd the motion. Approved 5-0.

7.) Review properties located a 344 Ferdinand St and 1925-27 N Main Ave to determine if properties are blighted pursuant to 35 P.S. § 1712.I (e) as requested by the Vacant Property Review Committee.

Mr. King stated that the owners of the properties have been notified. Once CPC determines blight, the Vacant Property Review Committee sends to Redevelopment Authority then they can take it over by eminent domain.

Mr. Kennedy made a motion to declare 344 Ferdinand St as blighted, 2nd by Mrs. Moylan. Approved 5-0

Mr. Kennedy made a motion to declare 1925-27 N Main Ave as blighted, 2nd by Mrs. Moylan. Approved 5-0

8.) Make recommendation to City Council regarding request to vacate a portion of Field Ct.

The court was never opened or developed as a public right of way.

A motion to make a recommendation to council was made by Mr. Kennedy and 2nd by Mr. Preambo.

COMMITTEE REPORTS:

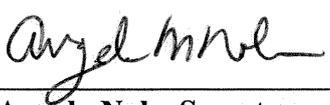
None.

ADJOURNMENT:

A motion to adjourn was made by Mr. Kennedy and 2nd by Mr. Preambo.

for

James Thomas, CHAIR


Angela Nole, Secretary