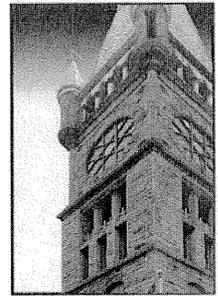


CITY PLANNING COMMISSION

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
AUGUST 15, 2006
MINUTES**

IN ATTENDANCE:

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

Don King, City Planner
Angela Nole, Secretary

MINUTES:

A motion to approve the minutes of the July, 18, 2006 meeting was made by Mr. Kennedy and 2nd by Mr. Mrs. Moran-Naughton. Approved 6-0.

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.**

Not present.

2.) 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.

Connell Park Developers still waiting for Conservation District and Sewer Authority approvals.

Connell Park Developers plan on conveying detention pond and street to the City to maintain. The detention pond is surrounded by a chain link fence.

340ft x 40 ft to be conveyed.

Mr. King stated there will be a developer's agreement between the developer and the City.

Street lights are not currently on the plan but developer may plan to have street lighting.

Mr. Parker stated a Developer's agreement dealing with the conveyance to the City, (street and detention pond), snow removal, planting area, refuse issues to be worked out by the agreement.

Mr. King stated there are four (4) outstanding issues:

- * Conservation District Approval;
- * Sewer Authority Approval;
- * Developer's Agreement with the City;
- * Lighting plan to be submitted to MEM (Municipal Energy Managers).

Mrs. Moran-Naughton made a motion to grant conditional approval (with four above-stated conditions) and Mrs. Moylan 2nd the motion.

Approved 6-0.

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)

Boyd Hughes, Esq., representing. Alex Zupponi, representing Overlook at Clay. Zoning Hearing Board approval was granted on April 12, 2006.

Once five (5) units are sold, a Townhouse Association will be formed.

Lackawanna County Planning Commission approved the project.

Mr. Parker had no comments.

Mr. King had no comments.

There are three outstanding issues:

- * Retaining wall design needs to be reviewed by the City Engineer;
- * Sewer Authority approval is needed;

* Soil Conservation District approval is needed.

A motion to grant conditional approval with the above-stated conditions was made by Mr. Kennedy and 2nd by Mrs. Moran-Naughton. Approved 6-0.

- 2.) **Review of subdivision plan by Carmine Fiorillo, to create 3 lots from one, 500 blk of Newton Rd. R-1 Zone.**

No action taken.

- 3.) **Review of Subdivision plan by City of Scranton, to add 1082 sf surplus flood control property to adjoining property, 100 blk of Marion St R-2 Zone.**

Mr. King stated 1,082 sf of residual land of the flood control project (15 x 120) to be annexed to Mr. Ron Kitlas' property.

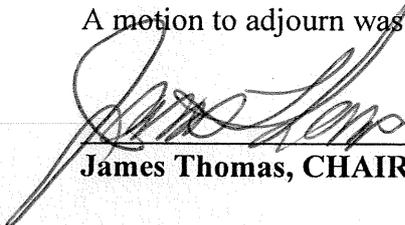
A motion was made by Mr Kennedy and 2nd by Mr. Preambo. Approved 6-0.

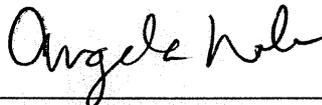
COMMITTEE REPORTS:

Mr. Preambo would like the CPC to look at suggestions to prohibit pit bulls in the City. Mr. Preambo will look into this matter and report back next month.

ADJOURNMENT:

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


James Thomas, CHAIR


Angela Nole, Secretary