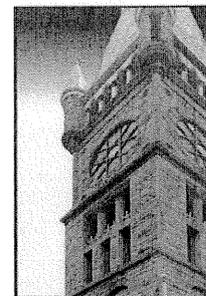


CITY PLANNING COMMISSION



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

CITY PLANNING COMMISSION SEPTEMBER 19, 2006 MINUTES

IN ATTENDANCE:

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

Don King, City Planner
Angela Nole, Secretary

MINUTES:

A motion to amend the August 15, 2006 minutes to say "not present" under old business #1 was made by Mr. Kennedy and 2nd by Mrs. Moran-Naughton. Approved 7-0.

A motion to approve the amended minutes of the August 15, 2006 meeting was made by Mr. Jones and 2nd by Mrs. Moran-Naughton. Approved 6-0. Mrs. Harrington abstained.

CORRESPONDENCE:

Letter read by Mr. Thomas to amend by-laws Article III, to add to sentence no. 1 "and alternate" regarding Mayoral appointment of Mrs. Ann Harrington. Approved 6-0. Mrs. Harrington abstained.

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 Subdivision by Carmine Fiorillo, to create 3 lots from 1, 500 blk. Of Newton Rd.

Not present.

NEW BUSINESS:

1.) Review of Land Development Plan by Advance Auto Parts for construction of a new auto parts store, 780 Luzerne Street, C-G Zone.

Gerald Scicoli, representing.

Building will be cinder block. There will be a parking lot with concrete curbing. Luzerne Street will have new curbs and sidewalks. 8th Ave will remain sloped. Advance Auto Parts has received Lackawanna County approval. The City Engineer had minor comments. Mr. Parker had not completely reviewed plans yet. Mr. Luciani had partial list of comments, including, engineers seal needs to be on plans and the word "sanitary" needs to be added to plan.

Mr. King spoke to Mr. Parker. Mr Parker had storm water calculation questions. There will be one entrance in and out on Luzerne Street. There will be evening deliveries. There will be lighting and landscaping

No sewer authority approval at this time.

Mr King met with Mr. Scicoli and the development team one month ago and had minor comments. Mr. King recommends conditional approval contingent upon:

*sewer authority approval; and

* engineers's approval of storm water calculations

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

2.) Review of Lot Line Adjustment by Frank Ottone, 538 N Hyde Park Avenue to combine two lots into one. R-1A Zone.

Terrence McAllister, representing Mr. Ottone.

The property at 540 N Hyde Park Ave has been demolished and Mr. Ottone is looking to combine the 2 lots., about 6700 sf.

A motion was made by Mr. Jones to approve lot line adjustment and 2nd by Mrs. Moran-Naughton. Approved 7-0.

3.) Informational Review of Plans by University of Scranton for the development of a new parking structure at Mulberry Street and Madison Avenue C-N and R-2 Zones.

Marty Langan, representing U of S.

Scott Sullivan, Burke Hill, representing U of S
John Pocius, CECO Associates, representing U of S

The University is planning a 1,200 car parking lot which is a combined project with Lackawanna College. 250 parking spaces will go to Lackawanna College. There will be 4 store-front businesses. The egress will be on Madison Ave, near Vine Street. Parking structure will be 5 stories. Bogart will do traffic study.

4.) Make Recommendation to City Council regarding request by University of Scranton to vacate the 300 blk of Mahon Ct.

Marty Langan, representing U of S
The University owns properties on Webster, Clay, Mulberry and Linden Streets. The University would like to put dorms on that Court.
Mrs. Moran-Naughton stated they already own property on either side, the city won't lose revenue from this and cannot use it.

Mr. Kennedy asked if the road will be open or closed. Mr. Langan stated it would probably be closed.

Mr. Bob Nevoroski, Hill Neighborhood Association stated he would like to see this project move forward.

Mr King stated that the Lackawanna County Planning Commission recommend the vacation. And since the U of S owns properties, there will be no further public use of this court and recommends approval.

A motion was made to recommend vacation by Mr. Jones and 2nd by Mr. Kennedy. Approved 7-0.

5.) Review of Major Subdivision Plan by SLIBCO for the development of Mt. Pleasant Corporate Center, Linden St along N Scranton Expressway I-L Zone.

No one present.

6.) Review of Lot Line Adjustment plan by Thomas and Robin Wall, 1805-13 Jackson Street to combine 2 lots into 1. R-2 Zone.

Mr. Scicoli, representing.

Mr. King stated Mr and Mrs. Wall received approval from the Lackawanna County Planning Commission and recommends approval
A motion was made by Mrs. Moylan and 2nd by Mr. Preambo. Approved 7-0.

- 7.) **Review of Subdivision Plan by Gary and Carol Caolo to subdivide one lot into two, one containing a business and one a residence. 434 Cherry Street. C-N Zone.**

Mr Scicoli, representing.

Mr. Gary Caolo owns a salon which has been in operation for 18 years. The salon is to be separated from the residence.

Mr. King stated that they have received approval from Lackawanna County and that there is no change in the neighborhood, only change on paper.

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

- 8.) **Review of Land Development Plan for the development of a 5 unit residential development known as Wheeler Green at the rear of 1000 blk Wheeler Ave. R-1A Zone.**

John Darcy, representing Wheeler Green

3/4 acre in size. There is a 50 x 80 garage to be demolished. There will be an exit out to Engle Ct. There will be 3 units together, and 2 detached homes. All on one floor. There will be lighting and landscaping.

There will be a swale, for surface water to go to storm drain. There will be a 36 in. pipe for storm water detention . It will be released onto the 2nd Street storm drains.

Mr. Parker received storm water plans but have not received comments at this time.

Mr King still had comments: County , Sewer Auth and Soil conservation have not been reviewed yet.

A courtesy meeting with Dunmore is planned.

- 9.) **Review Properties listed on Exhibit A for determination of Blight pursuant o 35 P.S. § 1712.1 (e) as requested by the Vacant Property Review Committee.**

Mr. King stated all owners have been notified to fix property or appeal decision.

No action has been taken by any property owner.

921 S Main Ave, 929 Pittston ave, 529 Alder St, 407 Pittston Ave, 625 Cedar ave, 518 Alder St

A motion to determine blight was made by Mr. Jones and 2nd by Mr. Kennedy.

Approved 7-0.

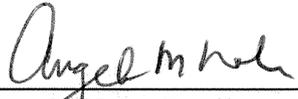
COMMITTEE REPORTS:

Mr. Preambo read narrative of dangerous animals. To be reviewed by the CPC for next month

ADJOURNMENT:

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


James Thomas, CHAIR


Angela Nole, Secretary