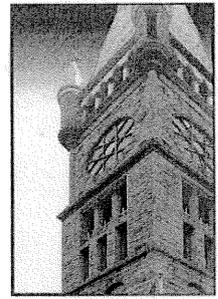


CITY PLANNING COMMISSION

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
OCTOBER 17, 2006
MINUTES**

IN ATTENDANCE:

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

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

MINUTES:

A motion to approve the minutes from the September 19, 2006 meeting was made by Mr. Kennedy and 2nd by Mr. Preambo. Approved 6-0.

CORRESPONDENCE:

None.

OLD BUSINESS:

1.) Review of Land Development Plan for the development of 4 townhouse units at the corner of McDonough and Penman Streets. R-3 Zone.

Robert Osborne, representing.

Mr. Osborne stated all of Mr. Parker's concerns have been addressed.

He also stated that the road will be designed as to be accessible to emergency and pedestrian traffic. A pole misplaced by PPL will be moved back and the road will be reconstructed, as per PennDOT.

Mr. Parker stated he would like to have conditional approval, pending a Developer's Agreement. Sewer Authority, Lackawanna County Conservation District, County Planning have all given approval for this project.

Mr. King had no further comments.

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

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

Not present.

NEW BUSINESS:

1.) Make Recommendation to Scranton School District pursuant to Section 305 of the State Planning Code regarding the sale of the former East Scranton Jr. High School.

Harry McGrath, Esq., representing the Scranton School District.

The East Intermediate School will be sold to a group. The agreement of sale is \$400,000, as per resolution approved by the Scranton School District on August 28, 2006. The property will be used as a religious school from K-8 grades. Rabbi Rosenbaum is the contact person for the group.

This meeting before the CPC is in accordance with section 305 of the PA Municipalities Planning Code.

Attorney McGrath stated that the hearing will take place in December, 2006 in the Court of Common Pleas of Lackawanna County and the notice of hearing will be posted near the property, there will be an ad in *The Jurist* and *The Scranton Times-Tribune* and all filings will be public record.

Mr. Parker and Mr. King had no comments.

A motion to accept application and give a favorable recommendation was made by Mrs. Moran-Naughton and 2nd by Mrs. Moylan. Approved 6-0.

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

Carl Fifenburger, and Tom Skibinski, project engineer, representing SLIBCO.

Stated cost of project will be about \$4 million for on-site improvements. The comments made by Mr. Parker were received. The proposed uses include offices (KOZ) and professional service offices and retail stores.

23 acres total. 19.8 acres are "sellable" and the remaining acres are the roadways. 2/3 of property is KOZ.

3.) 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.

Mr. Darcy stated Dunmore residents have concerns and have met with them. Mr. Darcy read a letter from Eugene Walsh, Zoning Enforcement Officer in Dunmore. The letter stated Mr. Darcy will be attending the November 2, 2006 Dunmore Borough Zoning meeting and the Dunmore residents seem to be satisfied.

Mr. Parker's concerns have been addressed: Lackawanna County approved project; Sewer Authority gave verbal approval (no letter yet); Lackawanna County Conservation District will send letter within thirty (30) days; Deed book and page numbers for adjoining property owners are now shown on plan; Erosion and Sediment Control Plan and details were provided to Mr. Parker; and curb detail was provided to Mr. Parker.

Mr. Parker received the storm water calculations and narrative today and will review them as early as tomorrow.

Mr. King had no comments.

Public Comment: Faith Harrell, 820 Second Street, Dunmore.

Moved to this property in August, 2005. Not objecting to the project, just has concerns regarding sewer and rain gutters.

Tom Holmes, 818 Second Street, Dunmore. Mr. Holmes was concerned about storm water run-off and sewer issues.

A motion to grant conditional approval pending Sewer Authority and Lackawanna County Conservation District approvals was made by Mrs. Moran-Naughton and 2nd by Mr. Kennedy. Approved 6-0.

4.) Informational review of Plans by Renee DiPietro for the Jay's Common development, 400 blk. N Main Ave. C-N and R-2 Zones.

Stephen Siciliano, Project Coordinator, representing.

All zoning requirements have been met, no need for Zoning Hearing Board approval.

Site is ready to be demolished. Proposed use for site: professional tenants, possible banks, etc.

5 modulars are planned, 7500 sf. 1500 sf units each. There will be 14 parking spaces and green space is planned.

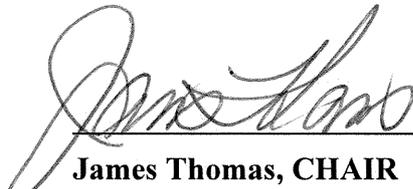
COMMITTEE REPORTS:

Mr. Preambo's Dangerous Animal Ordinance proposal was discussed. Mr. Thomas recommended a 5 member board with 4 year succeeding terms.

Mr. King will forward as a draft to the Law Department for review.

ADJOURNMENT:

A motion to adjourn was made by Mr. Jones and 2nd by Mr. ^{Kennedy} Jones.


James Thomas, CHAIR


Angela Nole, Secretary