

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
APRIL 17, 2007
MINUTES**

IN ATTENDANCE:

Mr. Jones
Mr. Thomas
Mr. Kennedy
Mrs. Harrington

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

MINUTES:

A motion to approve the amended minutes from the March 20, 2007 meeting was made by Mr. Jones and 2nd by Mrs. Harrington. Approved 4-0.

CORRESPONDENCE:

None.

OLD BUSINESS:

- 1.) **Review of Land Development Plan for a seven (7) unit townhouse development at McCarthy Street and McDonough Avenue by Stephen Yankowski. R-3 Zone.**

Not present. No action taken.

NEW BUSINESS:

- 1.) **Review of Land Development plan by Fidelity Bank to build a new drive through bank branch located at the corner of Main Ave and Luzerne St. C-N Zone.**

Dave Osborne, CECO Associates, representing Fidelity Bank.

Mr. Osborne stated that there will be a coffee shop inside the bank. There is adequate parking for the bank and coffee shop. All utility verification letters have been received: Lackawanna County Conservation District, Sewer Authority stormwater permit. The only outstanding issue is the HOP (Highway Occupancy Permit) from PennDOT. PennDOT's concern is Luzerne Street, entrance and exit rights in, rights out. They would also like a stand-alone right turn lane. Traffic study was completed. There will be a chain link fence along Decker Ct. The lighting will be mounted on the bank. There will be no free-standing sign, only a sign on the building.

Mr. Parker stated he would like MEM to review lighting plans.

- 2.) **Sketch Plan for townhouse development by Connie DePietro located at the 1000 blk. Of Union Avenue R-1A Zone.**

Connie DePietro, representing.

Chris Jones, Esq., representing Mr. DePietro.

Zoning Hearing Board approval was granted in October, 2006.

Project is in the flood plain, not the flood way.

There will be curbing and sidewalks. There will be patio lighting on each unit.

There will be two(2) five-unit (5) buildings.

Mr. Parker stated this is just a sketch plan review at this time and they are not seeking conditional approvals.

Mr. King stated boundaries need to be established for flood plain. Project is not KOZ and there was no neighbor opposition.

- 3.) **Make Recommendation to City Council regarding proposed amendment to the Zoning Ordinance regarding Section 806 with respect to abandonment of non-conforming uses.**

Mr. King stated this amendment will tighten up our current zoning ordinance.

There are a lot of multi-family zones that are not allowed in the zone they are in and are considered abandoned.

The units have to be registered under the rental ordinance and prove they have been registered. Another change is the time of 12 months of abandonment to 6 months. Also, 12 months in a 2 year period changed from 24 months in a 3 year period

Section 806.E.3, If use has been abandoned, a special exception may be granted. Under the amendment, no special exceptions would be allowed. A motion to recommend passage of the ordinance was made by Mr. Kennedy and 2nd by Mr. Jones. Approved 4-0

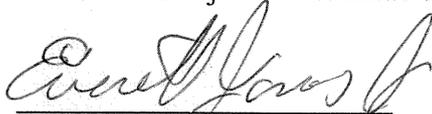
Mrs. Marie Shumaker asked about Section 601.A of the Administrative Code regarding the capital improvement program which is supposed to be in place by April 1 of each year. According to the code, the Director of Community Development, along with the Bureau of Planning, shall submit a six (6) year capital improvement program. Mrs. Shoemaker asked if it was submitted by April 1.

COMMITTEE REPORTS:

None.

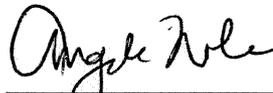
ADJOURNMENT:

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



James Thomas, CHAIR

vice
Everett Jones Jr



Angela Nole, Secretary