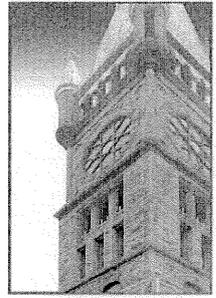


CITY PLANNING COMMISSION

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

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**CITY PLANNING COMMISSION  
MAY 22, 2007  
MINUTES**

**IN ATTENDANCE:**

Mr. Jones  
Mrs. Harrington  
Mrs. Moylan  
Mr. Preambo

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

**MINUTES:**

A motion to approve the minutes from the April 17, 2007 meeting was made by Mrs. Harrington and 2<sup>nd</sup> by Mrs. Moylan. Mr. Preambo abstained. Approved 3-0.

**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.

- 2.) **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.**

No one present. No action taken.

**NEW BUSINESS:**

- 1.) **Sketch Plan Review by the University of Scranton for a dormitory located on N. Webster Avenue.**

Vincent Crilli, V.P. of Student Affairs, University of Scranton.

Don Flynn, Burkavage Design Associates

Gerry Phillips, Burkavatch Design Associates.

Mr. Crilli stated the new facility will be a residence hall for the sophomore class. They will be replacing older beds on campus and provide consistency for the sophomore class. There is a great demand for student housing on campus. The anticipated medical school and enforcement of the zoning ordinance will make it harder for students to rent apartments.

Gerry Phillips stated it will be a 7-story structure on Linden Street and N Webster Avenue. The project is in compliance with setback requirements. The storm water management will be on-site catch basins and the underground detention center will be released at a controlled rate. The lighting will be residential, no glare. The sophomores will not be allowed to have cars on campus. The University will be going to the Zoning Hearing Board for a special exception for parking.

The existing 6 car garage will be demolished.

Mr. Parker's concern was parking for staff and service vehicles. Mr. King had no comments at this time since he met with the University representatives, Zoning Officer to discuss this project.

They plan to break ground in September 2007 and be ready for August 2008.

Mrs. Marie Shumaker again 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.

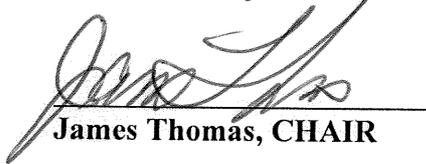
Mr. King stated it will be presented to the CPC in August, 2007 for a recommendation and placed on Council's agenda for September 2007.

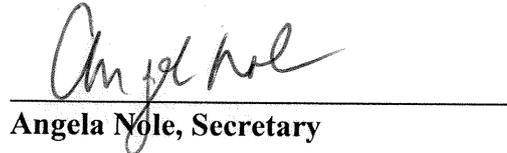
**COMMITTEE REPORTS:**

None.

**ADJOURNMENT:**

A motion to adjourn was made by Mr Preambo and 2<sup>nd</sup> by Mrs. Moylan.

  
James Thomas, CHAIR

  
Angela Nole, Secretary