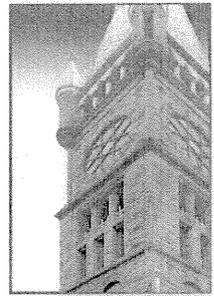


BUREAU OF CITY PLANNING

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SCRANTON

CITY PLANNING COMMISSION

JULY 17, 2007

MINUTES

IN ATTENDANCE:

Mr. Richardson
Mr. Preambo
Mrs. Harrington
Mr. Kennedy
Mrs. Moylan
Mr. Jones
Mr. Thomas

Don King, City Planner
Angela Nole, Secretary

MINUTES:

A motion to approve the minutes from the June 19, 2007 meeting was made by Mr. Jones and 2nd by Mrs. Harrington. Mr. Richardson and Mr. Preambo abstained. Approved 4-0.

CORRESPONDENCE:

None.

OLD 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 Street C-N Zone.**

Not present. No action taken.

- 2.) **Review of Land Development and Lot Line Adjustment plan by the University of Scranton to construct a new 395-bed dormitory building on N. Webster Ave at Linden St. INS-G Zone.**

Gerry Phillips, Burkavach Design Associates, representing the U of S. The U of S has received Lackawanna County Regional Planning Approval, Sewer Authority Approval and received a special exception from the Zoning Hearing Board. The County Conservation District had minor comments. The plan was revised with the 5 comments.

Mr. King stated they have met all requirements and recommends conditional approval.

A motion to grant conditional approval (approval of Conservation District) was made by Mr. Jones and 2nd by Mrs. Harrington Approved 6-0.

- 3.) Review of Land Development Plan by August DePietro, Jr. to construct a 7208 sf commercial building at Main Ave at the intersection of Lackawanna Ave. C-N Zone.**

Not present. No action taken.

- 4.) Review of Land Development Plan by HW Roever, Inc. to construct a Dunkin Donuts building at 742 Davis St I-L Zone.**

Not present. No action taken.

NEW BUSINESS:

- 1.) Review of Lot Line Adjustment plan by Jimcoksi, 1451 Church Ave, R-2 Zone.**

Mr. Robert Mendola, Surveyor, representing Mr. Jimcoski.

Mr. Mendola stated he is currently waiting for Lackawanna County Regional Planning Commission approval.

A portion of home is on the adjoining property and this adjustment would rectify this .

Mr. King stated that the new line is equal between two structures and recommends conditional approval, pending Lackawanna County Regional Planning Commission approval. Mr. King will

discuss this adjustment with the Zoning Officer to see if ZHB approval is required
A motion for conditional approval (pending Lackawanna County Regional Planning Commission and ZHB approval, if necessary), was made by Mr. Jones and 2nd by Mrs. Moylan.
Approved 6-0.

2.) Minor Subdivision of Walsh property located at 2800 Cedar Ave and Walsh St.

Michael Bailey, Esq., representing Mr. Walsh.
Attorney Bailey stated ZHB approval was granted for the subdivision.
This subdivision did not go before the Lackawanna County Regional Planning Commission at this time.
Mr. King stated that both lots more than meet the minimum lot size and would recommend final approval with the condition that Lackawanna County approves the subdivision.
A motion to grant conditional approval was made by Mr. Preambo and 2nd by Mr. Richardson. Approved 6-0.

3.) Minor Subdivision Plan for Kevin & Michelle Gifford for land located at 1604-6 Bulwer Street, R-1A Zone.

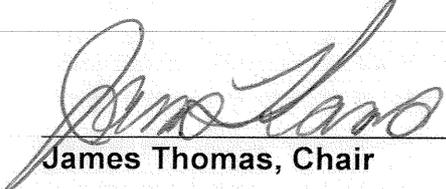
Thomas Barrett, representing the Giffords. The plan is to take four feet from 1604 and give to 1606. The remaining lot is over 4,000 sf and does not require ZHB approval.

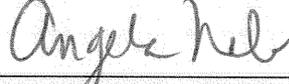
Mr. King recommended granting conditional approval, pending Lackawanna County Regional Planning Commission.
A motion to grant conditional approval was made by Mr. Jones and 2nd by Mrs. Harrington. Approved 6-0.

COMMITTEE REPORTS:

Mr. Preambo asked about the dangerous animal ordinance. Mr. King stated he will check into it.
Mrs. Moylan asked if anyone attended the SAPA meeting held in June.

Mrs. Moylan made a motion to adjourn and was 2nd by Mr. Preambo.


James Thomas, Chair


Angela Nole, Secretary