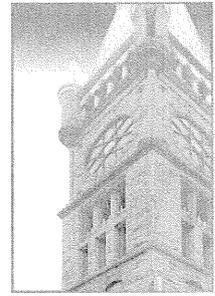


BUREAU OF CITY PLANNING



SCRANTON

City Hall
4th Floor
340 North Washington Avenue
Scranton, Pennsylvania 18503
Tel: (570) 348-4193
Fax: (570) 348-4171
www.scrantonpa.gov

CITY PLANNING COMMISSION
AUGUST 21, 2007
MINUTES

IN ATTENDANCE:

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 July 17, 2007 meeting was made by Mr. Jones and 2nd by Mr. Preambo. Approved 6-0.

A motion to approve the minutes from the August 6, 2007 meeting was made by Mrs. Moylan and 2nd by Mrs. Harrington. Mr. Preambo, Mr. Jones & Mr. Kennedy abstained. Approved 3-0.

CORRESPONDENCE:

A letter from the Mayor to the City Clerk regarding the 2008 Capital Budget was given to Commission members. The Commission will review it for next month's meeting and make a recommendation to City Council.

OLD BUSINESS:

- (1.) **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.

NEW BUSINESS:

- (1.) **Review of Land Development Plan by LCL Management for the development of 4 new apt building within the Morgan Manor development, R-3 Zone.**

Not present. No action taken.

- (2.) **Review of Land Development Plan by Connie DePietro for the development of 10 townhouse units located at Union Ave and Ash St, R-2 Zone.**

Not present. No action taken.

- (3.) **Review of Lot Line Adjustment plan by Kane Properties, Stauffer Industrial Park, I-L Zone.**

John Hennemuth, representing Kane Properties. Kane recently acquired a 16.77 acre parcel from Standard Iron Works and has expansion plans. There are currently four (4) separate tax ID numbers for the property. This lot line adjustment will allow the property to have one (1) tax ID number and a new deed will be recorded to reflect this.

Mr. King reviewed the plan with Mr. Parker and Mr. Luciani and would recommend approval with the condition that the plan will have final review by the city Engineer.

A motion to grant approval with the condition that the plan will have final review by the city Engineer was made by Mr. Jones and 2nd by Mrs. Harrington. Approved 6-0.

- (4.) **Review of Subdivision Plan by Allied Services, Smallacombe Dr, INS-G Zone.**

John Hennemuth, representing Allied Services. Allied proposes to subdivide two (2) parcels from its property. Both parcels, #2 and #3, contain existing apartments and are served by all public utilities. Both properties front on or have access via easement to Smallacombe Drive, a publicly dedicated roadway.

Mr. King recommended approval with the condition that the city Engineer have final review and approval by Lackawanna County. A motion to approve the subdivision with the conditions that final review by the city Engineer and approval from Lackawanna County Regional Planning Commission was made by Mr. Preambo and 2nd by Mrs. Moylan. Approved 6-0.

(5.) Review of Land Development Plan by Todd and Jenny Collins (Widmer Sign Co) to construct a 40 x 80 storage building located at 2209 Amelia Ave, I-L Zone.

Todd Collins, representing Widmer Sign Co. The plan is to construct a 40 x 80 storage building. All zoning requirements have been met. Widmer is still waiting for Lackawanna County Regional Planning Commission and Soil Conservation District approvals. There will be less water run-off since the area won't be paved, it will have a grassy area.

There will be "dusk to dawn" lighting, which will light the entire area. Also, the hours will be 8:00 am to 4:30 pm, no later than 6:00 pm, Monday through Friday. Mr. Collins stated that he spoke to neighbors and they see it as an improvement to the area. Mr. King stated that he met Mr. Collins on-site last week and he would recommend approval with three (3) conditions: pending E & S approval; Lackawanna County Regional Planning Commission approval; and final review by the city Engineer. A motion to grant conditional approval with the above-mentioned conditions was made by Mr. Jones and 2nd by Mr. Preambo. Approved 6-0.

(6.) Review of minor subdivision of Edward & Stephanie Decker, 2409 Boulevard Ave and John Shaw & Kathi Reddington, 2403 Boulevard Ave

John Hennemuth, representing.

The Deckers are selling part of land to neighbors, John Shaw and Kathi Reddington. The residual property will be in excess of the requirement of the ordinance. Mr. King stated this is a minor subdivision and no physical changes will be made. Mr. King recommends approval with the condition that the city Engineer gets

final review and Lackawanna County Regional Planning Commission gives approval.

A motion to grant conditional approval with the two above-mentioned conditions was made by Mr. Jones and 2nd by Mr. Kennedy. Approved 6-0.

- (7.) **Review of Land Development Plan by Mary Ann Spott to construct a 60 x 80 storage building at Briggs Street & I North-South Road, I-L Zone.**

Not present. No action taken.

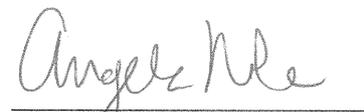
COMMITTEE REPORTS:

Mr. Preambo asked about the dangerous animal ordinance. Mr. King stated he will check into it.

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



James Thomas, Chair



Angela Nole, Secretary