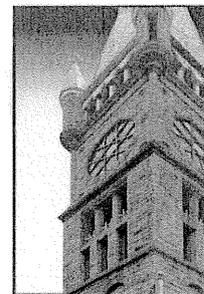


BUREAU OF CITY PLANNING

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SCRANTON

CITY PLANNING COMMISSION OCTOBER 17, 2007 MINUTES

IN ATTENDANCE:

Mrs. Harrington
Mrs. Moylan
Mr. Jones
Mr. Thomas

Don King, City Planner
Angela Nole, Secretary

MINUTES:

A motion to approve the minutes from the September 19, 2007 meeting was made by Mrs. Harrington and 2nd by Mrs. Moylan. Approved 4-0.

CORRESPONDENCE:

Denise Prowell, Secretary to the Scranton-Abingtons Planning Association (SAPA) spoke about the up-coming public meeting about the Comprehensive Plan to be held on October 23, 2007 at 6:00pm at the Scranton High School. Ms. Prowell invited the Commission, as well as the Zoning Hearing Board, the City Council members and the Mayor.

OLD BUSINESS:

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

Steven Siciliano, representing DePietro's. Mr. Siciliano was submitting a final plan, after taking into consideration the comments made at the June, 2007 meeting.

The lighting will consist of polls 12-15 ft high, with a max of 20 ft. There is a shrubbery plan as well. They are waiting for PennDOT Highway Occupancy Permit (HOP) and Sewer Authority connection permit, and conservation

district approval. They received conditional approval from Lackawanna County Regional Planning Commission.

There are no tenants at this time. There are two ins and two outs.

Mr. King recommended conditional approval with the following conditions:

- PennDOT Highway Occupancy Permit;
- Sewer Connection Permit.

A motion to approve with the above-mentioned conditions was made by Mr. Jones and 2nd by Mrs. Moylan. Approved 4-0.

NEW BUSINESS:

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

No action taken, no one present.

- (2.) **Review of Land Development Plan by Thomas Kuvulich for the development of 3 housing units, 600 blk of Arthur Ave, R-1A Zone.**

Mr. King stated these are three single family homes. One home is on one lot and the other two share a fire wall.

There is an extension of Arthur Ave, paved roadway. This is across from Nay Aug Park.

The zoning officer reviewed the plan, it is in compliance with the Zoning Ordinance and our third party agency reviewed the plan as well. The roadway will be 32 ft wide with sidewalks and curbing.

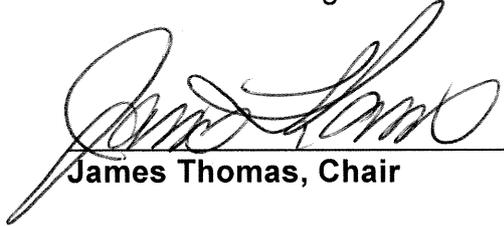
Mr. King recommended final approval with the condition is it reviewed by the city engineer.

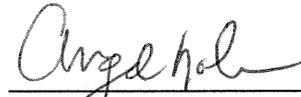
A motion to grant final approval was made by Mrs. Moylan and 2nd By Mrs. Harrington. Approved 4-0.

COMMITTEE REPORTS:

None.

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


James Thomas, Chair


Angela Nole, Secretary