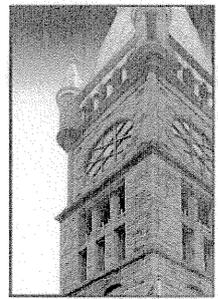


CITY PLANNING COMMISSION

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

**CITY PLANNING COMMISSION  
MARCH 20, 2007  
MINUTES**

**IN ATTENDANCE:**

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

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

**MINUTES:**

A motion to approve the amended minutes from the February 20, 2007 meeting was made by Mr. Jones and 2<sup>nd</sup> by Mr. Preambo Approved 5-0.

**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 Lot Line Adjustment plan by PA Northeast Regional Railroad Authority at Alpha Street to convey a portion of property to adjacent owner. R-2 Zone.**

Joseph Whitman, representing.

2,423.3 square feet to be conveyed to Mr. Whitman from PA Northeast Regional Railroad Authority.

Mr. Parker reviewed the plan Mr. Parker stated there will be a temporary and permanent triangular easement once the land has been conveyed.

The plan is to subdivide parcel no. 1 into two parcels, no. 1 and no. 2, then annex parcel no. 2 to parcel no. 3, subject to the restrictions of no permanent structures within the limits of the existing city of Scranton permanent easement.

Mr. King had no comments. Temp easement no. 1 (lot no 2) temp easement no. 2 (lot no 1) Permanent easement to the city of Scranton (flood protection project) (lot no.1)

A motion to approve the lot line adjustment was made by Mr. Jones and 2<sup>nd</sup> by Mr. Kennedy. Approved 5-0.

- 2.) Review of Lot Line Adjustment plan by Fidelity Bank to combine parcels located at the corner of Main Ave and Luzerne St. C-N Zone.**

Robert Mendola, Surveyor, representing Fidelity Bank.

The lot line adjustment is needed for future development.

Mr. Parker had no comments. Mr. King had no comments. Mr. King stated the land development plan for Fidelity will be on next month's agenda.

Fidelity is waiting for Lackawanna County Regional Planning Commission approval.

A motion to grant conditional approval pending Lackawanna County approval was made by Mr. Preambo and 2<sup>nd</sup> by Mr. Jones. Mr. Kennedy abstained.

Approved 4-0.

- 3.) Review of Minor Subdivision Plan by Steven Yankowski to create 5 lots from 1, located at Mary St. At Loop Ave. R-1A Zone.**

Robert Mendola, Surveyor, representing Mr. Yankowski.

Mr. Yankowski has received approval from the Lackawanna County Regional Planning Commission.

All lots front Mary Street.

All utilities will come off of Mary Street.

Mr. Parker would like to see setbacks, and the location of the utilities revised on the map.

A motion to create 3 lots from 1 with the condition that the revision will be made to the map was made by Mr. Jones and 2<sup>nd</sup> by Mr. Kennedy. Approved 5-0.

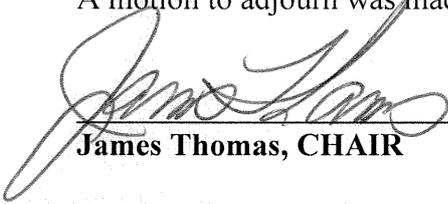
A motion to create 2 lots from 1 with the condition that the revision will be made to the map was made by Mr. Kennedy and 2<sup>nd</sup> by Mr. Jones. Approved 5-0.

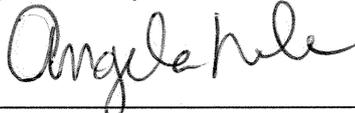
**COMMITTEE REPORTS:**

None.

**ADJOURNMENT:**

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

  
**James Thomas, CHAIR**

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**Angela Nole, Secretary**