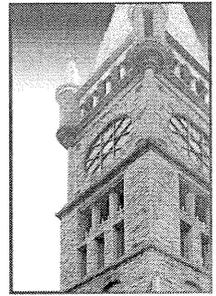


BUREAU OF CITY PLANNING

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SCRANTON

**CITY PLANNING COMMISSION  
APRIL 16, 2008  
MINUTES**

**IN ATTENDANCE:**

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

Don King, City Planner  
Brian Swanson, City Engineer  
Angela Nole, Secretary

**MINUTES:**

A motion to approve the minutes from the March 20, 2008 meeting was made by Mr. Jones and 2<sup>nd</sup> by Mrs. Moylan. Approved 4-0. Mr. Preambo and Mrs. Harrington abstained.

**CORRESPONDENCE:**

None.

**OLD 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.**

Not present. No action taken. Mr. King stated LCL is still waiting for outside permit approvals.

**NEW BUSINESS:**

- (1.) Review of Land Development Plan by Dr. Timothy Regan to develop a 1400 square foot dental office at 1659-61 Keyser Ave. C-N Zone.**

Jack Davis, engineer, representing Dr. Regan.

This project is a 1400 square foot, one-story building on Keyser Ave and Stanton Street. There are seven (7) parking spaces, as per the Zoning Ordinance, one for each dentist and one per employee.

Variances for setback relief were granted at the November, 2007 Zoning Board Hearing. Mr. Davis stated he just received the city engineer's comments will be addressed quickly. E & S approval is not needed for this sized project. They are still waiting for Sewer Authority approval. There will be a solid 6 foot vinyl fence. The exit and entrance will be on Stanton Street so a Highway Occupancy Permit (HOP) is not needed. The city engineer's comments included: An engineer's stamp is required on the plans, Sewer Authority approval is needed, the size of the handicapped parking is needed and Lackawanna County Regional Planning Commission approval is needed. Mr. King stated that the engineer's comments will not require changes to the plan and conditional approval is recommended. Mr. Swanson stated the comments are technical and housekeeping issues and conditional approval is recommended.

A motion to grant conditional approval with the following conditions was made by Mr. Kennedy and 2<sup>nd</sup> by Mr. Preambo:

- \* All comments to the city engineer's April 16, 2008 letter are to be addressed;
- \* Approval by Lackawanna County Regional Planning Commission is required.

Approved 6-0.

- (2.) Review of Subdivision plan by Oakwood Development Company for Phase II a (b) consisting of 23 lots in the Oakwood Estate Development (Completion White Birch Drive) R-1A Zone.**

Chick Evers and Ralph Noto, owners of Oakwood Development, representing.

Mr. Evers stated Sewer Authority, Soil Conservation approvals have been granted. The Fire Chief approved the Fire Protection Plan. The plan was first approved in 1988. There are 2 retention ponds on the property. Mr. Preambo stated that when this project was first approved in 1988, 25 year storm water calculations were approved. However, now 100 year storm water calculations are required. The CPC and the city engineer need to review the plans. Approval from the CPC last five (5) years.

**(3.) Resolution certifying the Scranton Redevelopment Authority at 1430 Sanderson Ave is blighted pursuant to File of Council 101 of 1989 and 53 PS Section 1717.1.**

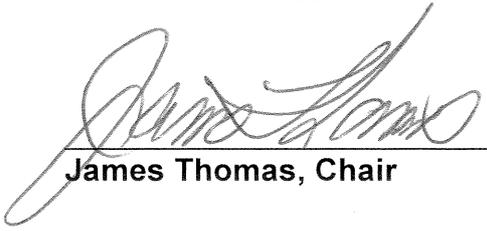
Mr. King stated this property meets the conditions of the City and State codes for blighted properties. A Resolution of Blight is needed before the Scranton Redevelopment Authority can certify the property. The property owners' are notified by certified mail, and are notified to correct the problem or appeal the decision. The owner has not come forward. Once the CPC certifies the property as blighted, the Redevelopment Authority has the power to file Eminent Domain.

A motion to certify 1430 Sanderson Ave as a blighted property was made by Mr. Kennedy and 2<sup>nd</sup> by Mr. Jones. Approved 6-0.

**COMMITTEE REPORTS:**

According to the court decision that state law supersedes local ordinances. The Law Dept will review to see if excluding 'dogs' from the Dangerous Animal Ordinance will be feasible.

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

  
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James Thomas, Chair

  
\_\_\_\_\_  
Angela Nole, Secretary