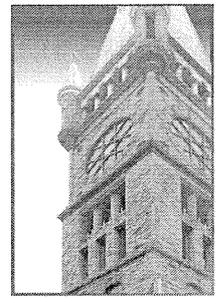


BUREAU OF CITY PLANNING

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



SCRANTON

**CITY PLANNING COMMISSION
AUGUST 20, 2008
MINUTES**

IN ATTENDANCE:

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 June 18, 2008 meeting was made by Mrs. Harrington and 2nd by Mr. Jones. Approved 3-0. Mr. Kennedy and Mrs. Moylan abstained.

CORRESPONDENCE:

None.

OLD BUSINESS:

- 1.) Review of waiver request for Subdivision Plan by Oakwood Development Co. for reduced pave width, sidewalks and the use of bituminous curbing, in the remainder of Phase 2 and Phase 3 of Oakwood Development. R-1 Zone.**

Ralph Noto and Chick Evers, representing.

Mr. Noto and Mr. Evers are looking for waivers for sidewalks, curbing and road width.

.Mr. Swanson stated concrete is required and bituminous is not as durable.

Mr. Noto and Mr. Evers are seeking relief of 2 feet for the width of the paving, the ordinance requires 26 ft.

Mr. Swanson stated there are five (5) requirements to consider for waivers:

- * Avoid undue hardship that was not self-created;
- * Avoid unreasonable or unnecessary requirement that would not serve any valid public purpose;
- * Allow an alternative standard that is proven by applicant to provide equal or better results;
- * Allow a layout or improvement that would clearly be more in the public interest;
- * Remove a requirement that is not applicable.

Mr. Evers stated the cost would be \$10,000 more for the land to the potential buyer for the extra 2 ft road and concrete curbing.

Mr. King stated sidewalks do not serve a transportation purpose.

Mr. Swanson stated there is not enough evidence to allow bituminous curbing.

A motion to grant conditional approval was made by Mr. Kennedy with the following conditions:

Any remaining roadways must be 26 ft wide, as per the ordinance;

Any remaining curbing must be as per the ordinance;

Sidewalks are not required

2nd by Mr. Jones. Approved 5-0.

- 2.) **Review of Land Development Plan by BRT, Inc., for the development of a Turkey Hill Convenient Mart at the Ice Box Complex. Providence Rd. & Olive St. C-G Zone.**

Not present. No action taken.

NEW BUSINESS:

- 1.) **Review of Minor Subdivision plan by Kavulich Construction, Inc. at 600 blk. Arthur Ave. Divide 1 lot into 3 along former lot lines. R-1A Zone.**

Jim Mulligan, Esq.

Tom Kavulich

Bill Senepedis, representing.

The city engineer's concerns have been addressed.

The lots are in compliance with the zoning code. Mr. Kavulich went before the CPC last fall with the land development plan. Building permits were issued in December, 2007.

Mr. Kavulich submitted application to the Lackawanna County Regional Planning Commission.

A motion was made by Mr. Jones to grant conditional approval with the following conditions:

- * A turn-around is to be implemented;
- * Lackawanna County Regional Planning Commission approval.

2nd by Mrs. Moylan

Approved 5-0.

- 2.) **Review of Subdivision Plan by 500 Lackawanna Development Co. to consolidate lots in the 500 block of Lackawanna Ave C-D Zone.**

Not present. No action taken.

- 3.) **Review of Subdivision Plan by Habitat for Humanity at 1711 Prospect Ave. Divide one lot into two. R-1A Zone.**

Bob Nagely, Acker Associates, representing Habitat for Humanity. Zoning Hearing Board approval was granted. Lackawanna County Regional Planning Commission granted approval.

Mr. Swanson recommended approval.

A motion to approve subdivision plan was made by Mr. Jones and 2nd by Mr. Kennedy. Approved 5-0.

- 4.) **Review of Minor Subdivision by Scranton Housing Authority for the development of new parking areas at Park Garden Apts. R-3 Zone.**

Not present. No action taken.

- 5.) **Review of Lot Line Adjustment Plan by Martin & Ann Ferrario, 1001 Oram St. R-1A Zone.**

Bill Sepedis, land surveyor, representing.
Lot line adjustment plan

A motion was made by Mrs. Harrington to grant conditional approval with the following conditions:

- * Lackawanna County Regional Planning Commission;
- * Septic system location on map;
- * Engineers final approval;
- * Attach to plan Remick's lot;
- * Get permission to use easement.

2nd by Mrs. Moylan. Approved 5-0.

6.) Review of Land Development Plan by RE Michel' Co, Gilligan St. I-L Zone.

KBA Engineering, representing
Joe Kenny
RE Michel Co.

The property is located behind the Glider Diner. The property is to be used as warehouse space for HVAC equipment. The only access is through Gilligan Street. Mr. Swanson had no comments at this time. Mr. King asked about the storm water plan.

7.) Review of Land Development Plan by Commonwealth Medical College to construct new Medical College Building, 500 Blk. Pine St. Ins-G Zone.

Bob Nagely, Acker Associates, Inc., representing Commonwealth
Jim Ryan, representing the Medical College
The Lackawanna County Regional Planning Commission, the City Engineer and the Conservation District had comments. They are in the process of making changes.

The proposed project will be a 4 story building and will have a total height of 93 ft.

They met with the fire department and have addressed concerns.

A variance for parking will be required.

COMMITTEE REPORTS:

None.

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


James Thomas, Chair


Angela Nole, Secretary