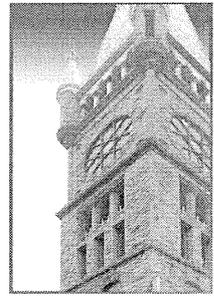


BUREAU OF CITY PLANNING

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SCRANTON

**CITY PLANNING COMMISSION
OCTOBER 15, 2008
MINUTES**

IN ATTENDANCE:

Mr. Richardson
Mrs. Harrington
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 September 17, 2008 meeting was made by Mrs. Harrington and 2nd by Mr. Jones. Approved 4-0. Mr. Richardson abstained.

CORRESPONDENCE:

Thank you note from the Preambo family.

OLD BUSINESS:

- 1.) **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.

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

Tom Grizzanti, KBA Engineering, representing RE Michel Co. RE Michel is looking to expand their HVAC wholesale company with a 7000 sq ft addition. There will be no new utilities, as they will be using

the existing service. There will be a concrete foundation, and the addition will be elevated, since the building used to be in the flood zone.

Joe Kenney, representing, stated it is a pre-engineered steel building. Lackawanna County Regional Planning Commission granted approval. Sewer Authority approval is not needed, since there is no new sewer plan.

They are still waiting for Soil Conservation District approval.

Mr. Swanson stated there are some minor housekeeping issues. The Fire Chief approved the plan. A motion was made by Mr. Kennedy to grant final approval with the condition that Soil Conservation District approval is granted. 2nd by Mr. Jones. Approved 5-0.

NEW BUSINESS:

- 1.) Review of Minor Subdivision by Scranton Housing Authority for the development of a new building to replace the fire damaged building, Jackson Terrace Apts. R-3 Zone.**

Not present. No action taken at this time.

- 2.) Review of Land Development Plan b Scranton Housing Authority for the development of new parking areas at Park Garden Apts. R-3 Zone.**

Not present. No action taken at this time.

- 3.) Review of Land Development Plan by Scranton School District for the construction of a new John G. Whittier Elementary School at the 700 block of Orchard St. R-1A Zone.**

Not present. No action taken at this time.

- 4.) Review of Lot Line Adjustment Quadrant Engineering Plastic Products for the combination of 2 lots, 900 blk. North-South Rd. I-L Zone.**

Bob Mendola, surveyor, representing Quadrant Engineering. There are two existing lots, one is 4.9 acres, and the second is 12.5 acres. Quadrant wants

to combine the lots for a total of 18.5 acres. Parcel 1 is the original land owned by Quadrant and Parcel 2 is the building that was purchased 4-5 years ago by Quadrant. They are still waiting for Lackawanna County Regional Planning Commission approval. Mr. Swanson stated that the easement should be in the deed. Mr. King had no comments. A motion to grant final conditional approval with the condition of Lackawanna county Regional Planning Commission approval be granted, was made by Mr. Kennedy and 2nd by Mr. Jones. Approved 5-0.

5.) Review of Minor Subdivision Plan by Lori Zepponi, to create 2 lots from 1, corner of Cedar Ave and Hickory St. C-N Zone.

Boyd Hughes, Esq., representing 501 Cedar LLC. Zoning Hearing Board approval is not needed, since this property is in a C-N Zone. They are still waiting for Lackawanna County Regional Planning Commission approval. They are looking to create 2 lots from 1 lot. Mr. Swanson and Mr. King had no comments.

Mr. Jones made a motion to grant final approval with the condition of Lackawanna County Planning approval is given. 2nd by Mrs. Harrington. Approved 5-0.

6.) Request by Country View at St. Stevens for a waiver from the Subdivision Code to allow 30 ft right-of-way on a private street in lieu of 50 ft. Theodore St and W. Pass Ave. R-1A Zone.

John Mandarano & Frank DiPaolo, representing. There will be a gated community with 13 duplex ranch-style homes. There will be a Home Owners Association who will be the owner of the roadway and in charge of maintenance.

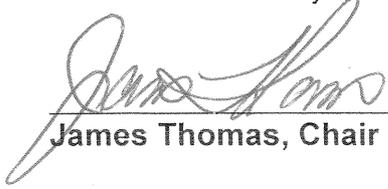
Mr. Pat Ahern, 1927 Bundy St, spoke against the waiver. He stated by not granting the waiver, the project can still move forward, but with less units. Mr. Paul Serra, 1704 Cherry St, whose in-laws own property nearby, stated the Fire Dept. access needs to be looked into, this plan doesn't meet the requirements of Fire Dept. and the Fire Inspectors need to be notified. Mr. King stated he had no comments at this time, and that he just saw the new plan showing a 50 ft Right-of-way for the first time. Mr. Kennedy asked about utilities, and where they will be placed.

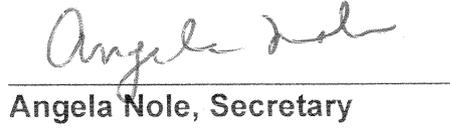
Mr. Kennedy made a motion to deny the waiver and was 2nd by Mr. Jones. Denied waiver 5-0.

COMMITTEE REPORTS:

None.

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


James Thomas, Chair


Angela Nole, Secretary