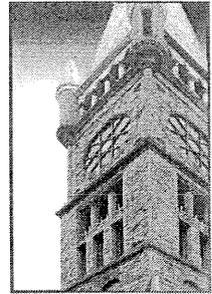


BUREAU OF CITY PLANNING

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SCRANTON

**CITY PLANNING COMMISSION
JANUARY 21, 2009
MINUTES**

IN ATTENDANCE:

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

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

MINUTES:

A motion to approve the minutes from the December 17, 2008 meeting was made by Mrs. Harrington and 2nd by Mrs. Moylan. Approved 5-0. Mr. Kennedy abstained.

CORRESPONDENCE:

A letter from PP & L regarding upgrade to power lines. Don King and City Council have copies regarding this information.

OLD BUSINESS:

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

Jim Tressler, Esq., representing Country View.
Mr. DiPaolo, representing, Country View.
Mr. Mandarano, representing Country View.

Attorney Tressler stated that the 3 acre parcel of land owned by the Church is unique. Country View's plan is to develop a gated community for people aged

55 and older. The present church will be demolished. They are looking for a waiver from the right of way and for the amount of homes allowed. The max number of homes allowed in the Ordinance is 20; Mr. DiPaolo is seeking 26 total (13 duplexes). There will be emergency access in the rear. They are proposing an easement instead of a right of way. The easement would be between the City and the HOA (Home Owners' Association). The common areas such as street lighting, landscaping and snow plowing of road and driveways and the entranceway will be maintained by the HOA. The restrictions will be for landscaping, to have a uniform look in the development. Attorney Tressler stated he is working on getting letters from the utility companies stating they are ok with the easement, they have received verbal agreements. Mr. Mandarano stated since the building setback line is 10 ft closer to the road; because of this, the back yards will be deeper. The sewer lines will be under the street and all utilities will be underground. Mr. King stated he had no objections to the 26 units, since there will be emergency access in the rear; and the purchasers will be made aware of the fact that the road is privately owned; and if the city had to take over the street, the road width is sufficient. There were no objectors present in the audience. A motion was made by Mr. Kennedy for allowing the easement and allowing 26 units and 2nd by Mrs. Moylan. Approved 6-0.

2.) Review of Land Development Plan by Mark Development for a new Walgreens Pharmacy and new beverage distributor Green Ridge St and Nay Aug Ave. C-G Zone.

George Albert, G & Albert Consultants, representing Mark Development. The following 7 issues have been addressed: The right of way width of the street and pavement has been revised to show widths; A HOP is not needed, but a DOT permit is needed; The Zoning Officer stated they are in compliance with the flood plain and FEMA flood maps; they are working on getting the NPDS Permit; the plans will have a engineers' seal upon completion; the traffic study was just completed for signalization; pipe size will be replaced if needed. Lackawanna County Planning approved the project. Mr. Swanson asked if the traffic study included Nay Aug Ave, and if the intersection at Nay Aug Ave could be widened. Don stated that Mr. Swanson's issues have been addressed.

A motion to grant conditional approval with the following five (5) conditions: PennDOT permit; NPDS Permit, Traffic analysis, engineer's

final review and the widening of the intersection at Nay Aug Ave, was made by Mr. Jones and 2nd by Mrs. Harrington. Approved 6-0.

NEW BUSINESS:

- 1.) **Review of Minor Subdivision Plan by Joseph & Margaret Gerek, 310, 311, 315 N Filmore Ave to divide lot into 3 with existing homes. R-1A Zone.**

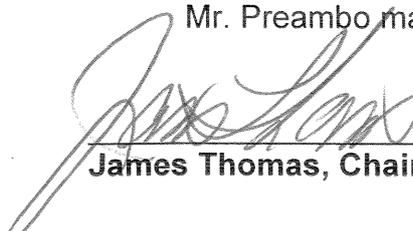
Robert Mendola, surveyor, representing the Gereks. Zoning Hearing Board approval was granted on January 14, 2009. The 3 houses are pre-existing. There are 2 houses in the front and one in the rear.

Mr. King stated that ZHB granted approval and Lackawanna County Regional Planning Commission granted conditional approval. Mr. Swanson asked what was the purpose of the subdivision. Mr. Mendola stated the owner of the property was thinking of the future of the property, when they plan to sell it. The lot line will not affect the utilities. A motion to grant approval with the conditional of approval of Lackawanna County Regional Planning Commission was made by Mrs. Moylan and 2nd by Mr. Jones. Approved 6-0.

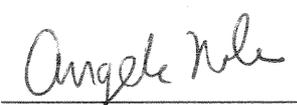
COMMITTEE REPORTS:

The reorganization off the members will take place at the February, 2009 meeting.

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



James Thomas, Chair



Angela Nole, Secretary