

CITY PLANNING COMMISSION



SCRANTON

Mr. Ev Jones
Mr. Thomas Preambo
Mr. Jerry Richardson
Mr. Jim Thomas
Mrs. Mary Jean Moran-Naughton
Mrs. Elizabeth Moylan
Mr. John Kennedy, Chair
Mr. Don King, City Planner

**CITY PLANNING COMMISSION
JANUARY 4, 2005
MINUTES**

IN ATTENDANCE:

Mrs. Moylan
Mrs. Moran-Naughton
Mr. Thomas
Mr. Jones
Mr. Kennedy

Excused:

Mr. Richardson
Mr. Preambo

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

MINUTES:

A motion to accept the minutes of the November 16, 2004 meeting was made by Mr. Jones and 2nd by Mrs. Moylan. Mr. Thomas abstained. Approved (4-0)

CORRESPONDENCE:

None.

OLD BUSINESS:

- 1.) Review of Final Land Development Plan by Senior Health Solutions to construct a nursing home on Boulevard Avenue. (I-L Zone)

Richard Heater, Midlantic Engineering, representing.

Michael Kelly, President, Senior Health Solutions, representing. It was stated that all comments have been addressed as per Mr. Parker.

Joe Mack, contractor, representing.

The area consists of 4 acres; it will consist of 29,000 sq ft; the storm water has an infiltration system, 650 ft long, 6 ft wide and will collect most run-off and

infiltrate into existing soil. If system over-flows, the discharge will be directed to the northeast detention base.

Mr. Parker and Mr. King met with the engineer on-site.
Has NPDS permit, and Lackawanna County Regional Planning Commission approval.

Landscaping plans include screening of hemlock and maple trees.

Mr. Parker had no additional questions or concerns, all issues have been addressed. Waiting for letter from Sewer authority confirming authority will still maintain a right of way as their property.

Mr. King stated all issues have been addressed.

A motion was made by Mrs. Moran-Naughton and 2nd by Mr. Jones approved (5-0)

NEW BUSINESS:

- 1.) Review of Land Development Plan by Nedco Madison Ave, LLC to construct a Student Living Facility and Parking Garage for Lackawanna College at the corner of Vine St. And Madison Ave. R - 2 Zone.

Tony Bernardi, CECO Associates, Civil Engineer, representing
Scott Allen, NCR Design, Building Engineer, representing
They have submitted preliminary submission to Lackawanna County Conservation District, ENS, no approval at this time.
Also waiting for Sewer Authority storm water connection permit and Lackawanna County Planning Commission approval. Sewer Authority approved sewage capacity calculations from proposed sewage from building. The storm water collected on the site will be put into an underground inlet and pipe system with a detention system that is outleted by an orifice into sewer authority sewer line. They are currently in the process of addressing Mr. Parker's comments. The plans will be resubmitted to Mr. Parker when finished addressing his concerns.

The dorm will consist of 96 occupants on the first floor and 48 on the 2nd floor. There will be 68 parking spots. There is parking for half the residents of the dorms, parking spaces are for CYC as well as students and is two (2) stories. Variances were received from the Zoning Hearing Board for setbacks and use. The lower and upper levels of the parking garage will be exiting onto Vine street, not Moir Court. The residence will have a stone exterior while the Moir Ct side will consist of vinyl siding. The excavation elevation has begun. Mr. Bernardi was asking for conditional final approval, but Mr. Kennedy explained that the CPC no longer approves conditional final approval, but the CPC may call a special meeting, usually within twenty-four (24) hours.

Mr. Parker stated his comments need to be addressed. Mr. King had no comments at this time. Mr. King suggested that a rep from the college attend next meeting to answer some questions the commission may have.

There is adequate handicapped parking, more than the required spaces.

There is a discrepancy in the deed, the deed states there is 200 ft fronting on Madison Ave, but 155 ft on Madison Ave is being used and it is 98 ft deep to Moir Court. Also, there is a retaining wall on Madison and Vine St about 10 ft high and has a railing. The college has not decided if the parking will be gated or open.

Nedco Madison Ave is the private owner.

A motion to start the ninety (90) day review period as a preliminary plan was made by Mrs. Moran-Naughton and 2nd by Mr. Thomas.

Approved (5-0)

- 2.) Review of Lot Line revision plan by Medical Dimensions, Inc. to join two properties at the Ronald McDonald House at 332 Wheeler Ave. R-2 Zone.

Representative from Hennemuth office

The Zoning Hearing Board granted a variance. The plan is for future expansion of the Ronald McDonald House which will expand over to the empty lot on the corner, so as the need to join the lots.

Medical Dimensions is the land holding company of CMC hospital.

Mr. Parker stated that a north arrow be added to the drawing. Mr King stated that the Lackawanna County Regional Planning Commission needs to review.

A motion to grant conditional approval was made by Mr. Thomas and 2nd by Mr. Jones. Mr. Kennedy abstained. Approved 4-0

- 3.) Review of Minor Subdivision by Northeast Land Development LLC to create 8 lot annexations to lot in Phase I of the Village at Tripp Park R-1 Zone

Continued.

- 4.) Review of 79 lot major subdivision plan by Northeast Land Development LLC at Phase 3 of the Village at Tripp Park R-1 Zone.

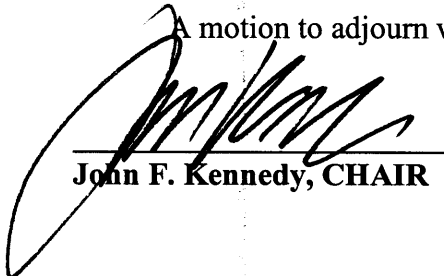
Continued.

COMMITTEE REPORTS:

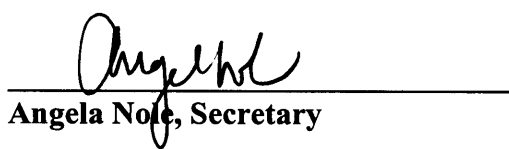
Mrs. Moran-Naughton would like information (drawings,etc) regarding the N. Irving Ave and Mulberry Street project when Mr. King receives it. That project is planned to go before the Zoning Hearing Board in March, 2005.

ADJOURNMENT

A motion to adjourn was made by Mr. Thomas and 2nd by Mr. Jones.



John F. Kennedy, CHAIR



Angela Nofe, Secretary