

CITY PLANNING COMMISSION

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



SCRANTON

CITY PLANNING COMMISSION FEBRUARY 15, 2005 MINUTES

IN ATTENDANCE:

Mrs. Moylan
Mr. Thomas
Mr. Jones
Mr. Kennedy

Excused:

Mr. Richardson
Mr. Preambo
Mrs. Moran-Naughton

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

MINUTES:

A motion to accept the minutes of the January, 2005 meeting was made by Mr. Jones and 2nd by Mr. Thomas. Approved (4-0)

CORRESPONDENCE:

None.

OLD 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 Nedco Madison Ave, LLC

Scott Allen, NCR Design, Building Engineer, representing Nedco Madison Ave, LLC

Nedco has received approval from the Lackawanna County Conservation District, (ENS), and Lackawanna County Regional Planning Commission.

Nedco also has received approval from the Sewer Authority for a storm water connection permit

Variances were received from the Zoning Hearing Board for setbacks, use and parking spaces.

The parking will be utilized by CYC, staff parking and Lackawanna College students. Mr. Parker's comments have been addressed. There were no opponents present at the meeting.

A motion for final approval was made by Mr. Jones and 2nd by Mrs. Moylan. Approved (4-0)

NEW BUSINESS:

- 1.) Review of subdivision plan by Donald Walsh at 1406 Froude Ave. R-1 Zone.

Robert Mendola, Surveyor, representing Mr. Walsh.

Three (3) lots are to be reconfigured into two (2) lots. Mr. Walsh received Zoning Hearing Board approval for the width of parcel # 2 on January 12, 2005. Mr. Parker and Mr. King had no questions for Mr. Mendola. No objectors present at the meeting. Lackawanna County Regional Planning Commission approved the subdivision.

A motion for approval was made by Mr. Jones and 2nd by Mr. Thomas. Approved (4-0)

- 2.) Review of Request by Mr. Connie DePetro to have a building restriction removed from a property acquired from the City of Scranton. Ash St and Union Ave. R-1A Zone.

Christopher Jones, Esq., representing Mr. DePetro, who is the owner of property since 1988.

Mr DePetro is seeking a 'deed of correction' for permission to remove the no building clause restriction. The city acquired the property in 1960 from the Redevelopment Authority. There was no restriction in the deed from the Redevelopment Authority. Received Environmental Protection approval. Area designated as flood way but flood plain is improvable land. There will be no building in a flood way, 50 ft off the river base. The property surveyed will be subdivided to six (6) residential lots for the construction of single family homes or a townhouse style units. Met with Mr. Parker, Mr. King and Mayor Doherty and they had no objections to removing the restriction. The next step would be to go before City Council to procure an amended deed and allow the project to go forward. Mr. Parker stated plans will be reviewed when ready to build. Attorney

Jones stated it is ascetically improving the area and adding to the tax base. No objectors were present at the meeting.

A motion was made by Mr. Thomas and 2nd by Mrs. Moylan
Mr. Jones abstained from the vote (related to Attorney). Approved (3-0)

- 3.) Review of Land Development plan by Dagher for development of car sale facility. R-2 Zone.

William Senepedis, representing Mr. Dagher
Glen Dagher, representing.

Original plan by Paul Lucas was revised by Mr. Senedepis. Mr. Dagher is waiting for approval from the Lackawanna County Regional Planning Commission and Conservation District (ENS). Mr. Dagher is constructing a 24 x 28 building on Washburn and Sherman Ave. Also waiting for a 'tap in' permit from the sewer authority and there will be cameras in the sewer line. Lackawanna County reviewed old plan by Lucas and gave conditional approval. The lot will be gravel. Mr. Kennedy stated a special meeting can be held within twenty-four (24) hours notice. A use variance for a car dealership was granted by the Zoning Hearing Board on July 15, 2004.

The lighting will be 10 ft high with halogen lights on Washburn Street, Sherman Avenue and at the sign 6 w x 4 h, which will be 10 ft off the ground. (Prefab pole lights directed downwards) There will be no lights near the neighbors' properties. The car lot will be open from 9:30 am to 7:30 pm and lights (and sign) will be shut off at 7:30 pm and have motion sensors, at corner of building for safety reasons. Fence will be a white picket fence separating car lot and residential properties. There will be trees planted (5-6 ft high).

Mr. Parker's comments have been addressed. Once Lackawanna County and Conservation district approval is granted, a special meeting may be held for approval. Mr. Parker asked if sidewalks on Sherman are adjacent to curb and handicapped access at curb. Answer: yes. Sidewalks will wrap around end on Sherman Ave side. No objectors in audience.

- 4.) Review of Minor Subdivision by Theta Land Corp. conveying #5 reservoir to Lackawanna County. R-1C Zone.

Acker and Associates, Jack Simpkins, representing.
25 acre parcel of land for ski area. Not reviewed yet by Lackawanna County. Mr. Parker stated must be treated as 'annexation' and access from North and South to remaining Theta lands.

The land is in Scranton, none in Moosic. No objectors were present at meeting.

A motion to grant conditional approval (pending Lackawanna County approval) was made by Mr. Jones and 2nd by Mrs. Moylan. Approved (4-0)

- 5.) Review of Land Development Plan by Abdalla for an 8-unit Townhouse development at Sanderson Ave and Green Ridge St. R-2 Zone.

John Giancopolus, representing Sanderson Properties.

Mr. Abdalla is tearing down the existing two-story home and erecting 8-unit townhouses. Six (6) units on Green Ridge St and two (2) in rear corner of the property. There will be a 2-car garage for each unit, for a total of 3. Also a 'car court' will be landscaped to be ascetically pleasing. Pedestrian access on Green Ridge St. There will be gas lights and it will have a brown stone look. Each unit will be 2,200 sq ft The townhouses are allowed in a R-2 zone. No ZHB approval is required. Mr. Thomas had question about garbage pick up and storage. This issue will be addressed at the next meeting. No opposition. There will be vehicle access on Sanderson Avenue. There will be a deck over the driveway of each townhouse. This plan will be on agenda next month for final approval. The drainage will be naturally contained with a 30 inch pipe running the entire length of the property.

- 6.) Review of Lot Line Adjustment by Edmund Carr at the 900 blk of N Main Ave. C-N Zone

No action taken. No one present.

- 7.) 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

Chris Spicher, Developer/President Northeast Land Development LLC
Mike Skoff, partner, representing
Jack Davis, RKR Hess, Engineer, representing Northeast Land Development LLC

Neighbors want additional land behind homes to extend lots. Lots 23A, 22A, 19A, 17A and 16A have signed contracts. Lots 18, 20 and 21 not bought (will be incorporated into Phase III)

There is a fence restriction, cannot be a privacy fence and must be see-through and 6ft in height. Basin in lot underground detention basin to be 36 in. In diameter.

Mr. Parker stated comments have been partially addressed.

Tabled.

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

32 acre parcel with (80 lots) have larger frontages. Has Lackawanna County, Soil conservation approval

Mr. Parker issues addressed, except lighting issue. PPL acquired by the city , will be finalized by Council in March, 2005. Municipal Energy Managers needs to approve lighting before CPC can approve.

Phase I: Tripp Park not responsible for lights

Phase II: NO lights (needs to be addressed by Mr. Parker)

Phase III: looking at options, researching other communities, Property Owners' Association (fees, etc)

PPL in charge of lighting, approved Phase I (Tripp not responsible)

Now PPL gave lights to city to maintain, in transition now, will be decided in March, 2005.

Street Plowing issue, done by developer

Sidewalks are behind curb, as per the ordinance.

Sidewalks redesign and will come back to commission next month.

- 7.) Make determination of blight regarding the DPW complex at Providence Rd. I-L Zone.

Mr. King stated the first step is for CPC to determine blight, then Redevelopment Authority determines blight, finally, sent to City Council.


A motion determining blight was made by Mr. Thomas and 2nd by Mrs. Moylan. Approved (4-0) Mr. Kennedy signed Resolution.

COMMITTEE REPORTS:


None.

ADJOURNMENT

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



John F. Kennedy, CHAIR



Angela Nole, Secretary