

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
MARCH 15, 2005
MINUTES**

IN ATTENDANCE:

Mrs. Moylan
Mr. Thomas
Mr. Preambo
Mrs. Moran-Naughton

Excused:

Mr. Richardson
Mr. Kennedy
Mr. Jones
George Parker, City Engineer

Don King, City Planner
Angela Nole, Secretary

MINUTES:

None.

CORRESPONDENCE:

None.

OLD BUSINESS:

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

No one present. No action taken.

- 2.) **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 Northeast Land Development LLC
Jack Davis, RKR Hess, Engineer, representing Northeast Land Development LLC

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

Diggit Corp is the contractor for Tripp Park. Mr. Spicher stated that Diggit Corporation has done most of the infrastructure for Tripp Park to date. The property owners maintain the swales and the City makes sure it is being maintained by the owner.

Commission decided to hold annexation until approval from Mr. Parker.

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

There are a total of thirty (30) street lights. The same engineer as Phase I and University of Scranton lighting. Mr. Parker wanted Municipal Energy Managers' (MEM) comments. To date, Mr. Parker has not received comments from MEM. Mr. Spicher stated it was the same lighting plans as Phase I, and has to follow PPL standards, even though it is handled by MEM.

Sidewalks will be only on one side and would meet ADA standards. Residents would prefer no sidewalks and will have concrete curbs.

Mr. King stated the ordinance states that sidewalks are required unless proven by the applicant to the satisfaction of the commission that it is not necessary for safe pedestrian movement.

Mr. Spicher also stated that side walks on one side is more aesthetically pleasing.

A motion to approve alternate plan #2 for sidewalks on one side was made by Mrs. Moran-Naughton and 2nd by Mrs. Moylan. Applicant has proven safety is not an issue.

Approved (4-0)

Northeast Land Development has received Sewer Authority and Lackawanna County Conservation District approval.

A motion to approve Phase III Plan as submitted was made by Mrs. Moran-Naughton and 2nd by Mrs. Moylan.

Approved (4-0)

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

No one present. No action taken.

- 5.) **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.

NEW BUSINESS:

- 1.) **Review of Minor Subdivision plan by Robert Magnotta, 214 Crown Ave. Create 2 lots from one. R-1A Zone.**

Mr. Mendola, engineer, who is representing Mr. Magnotta was not available to present the subdivision plan and Mr. King stepped in to present plan. Mrs. Moran-Naughton stated minor subdivision plan should be tabled until Mr. Mendola can be present to present case and CPC gets more information from the ZHB regarding their decision.

A motion was made by Mrs. Moran-Naughton to send a letter to the ZHB requesting a written opinion for the basis for their decision regarding Mr. Magnotta's appeal and 2nd by Mr. Preambo.
Approved (4-0)

- 2.) **Review of Minor Subdivision plan by Brian & Bernice Tully, 1116 Rock St. Create 2 lots from one. R-2 Zone.**


Brian Tully, representing.
Mr. Parker wants utilities placed on the map.
Once changes are made to the map, will come back to commission next month.

COMMITTEE REPORTS:

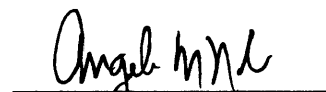
None.

ADJOURNMENT

A motion to adjourn was made by Mrs. Moylan and 2nd by Mr. Moran-Naughton.



John F. Kennedy, CHAIR



Angela Nole, Secretary