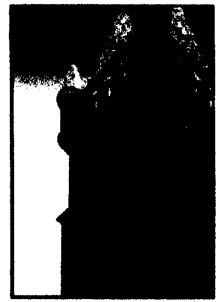


CITY PLANNING COMMISSION



SCRANTON

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

**CITY PLANNING COMMISSION
APRIL 19, 2005
MINUTES**

IN ATTENDANCE:

Mr. Thomas
Mr. Jones
Mrs. Moran-Naughton
Mr. Kennedy
Don King, City Planner
George Parker, City Engineer

Excused:

Mr. Richardson
Mrs. Moylan
Mr. Preambo
Angela Nole, Secretary

REORGANIZATION:

A motion was made by Mr. Kennedy to nominate Mr. Thomas as chair, 2nd by Mrs. Moran-Naughton. Approved (4-0)

MINUTES:

A motion to accept the minutes of the March 15, 2005 hearing was made by Mrs. Moran-Naughton and 2nd by Mr. Jones. Approved 4-0

A motion to accept the minutes of the February 15, 2005 meeting was made by Mr. Jones and 2nd by Mr. Kennedy. Mrs. Moran-Naughton abstained. Approved 2-0.

CORRESPONDENCE:

None.

OLD BUSINESS:

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

William Senepedis, 362 N Main St., Taylor, representing
Glen Dagher, representing

Erosion approval and sewer permit have been obtained. There are no wetlands involved. Lights that shine directly on the lot will be shut off by 7:30 pm.

Mr. Parker stated that his comments have been addressed. The fence is not in the plans yet, Mr. Dagher wants to talk with the neighbor first. Mr. King had no comments, agreed that the condition of a fence as per neighbor's wishes is fine.

A motion was made by Mr. Kennedy to approve with the condition and 2nd by Mr. Jones.

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.**

Mike Skoff, partner, representing Northeast Land Development LLC
Jack Davis, RKR Hess, Engineer, representing Northeast Land Development LLC

Buffer lots have been created from existing home owners on Emily, and gave the owners the option of a buffer on the lot before any more construction is done behind their lots. Phase 3 has been approved.

Property owners have the option to take the additional lot or convey it to the new lot. Hawthorne Detention to be completed on or before 6-30-05. Hope to start the work in May. Lot 16 and 16A to be one lot, lot 17 and 17A to be one lot, etc. Rest of lots to be connected into phase 3.

Mr. Parker reviewed this plan and reviewed plan wit contours and drainage plans line up with swales. Mr. Parker wants to see once parcels are sold wants to see deeds for annexed parcels final deed showing annexation took place.

Mr. King had no comments. No objectors present.

A motion was made by Mrs. Moran-Naughton to approve plan with condition of final deed showing annexation. 2nd by Mr. Kennedy. Approved 4-0.

3.) **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.

4.) **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.

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

Mr. Mendola, engineer, representing.

Mr. Mendola is seeking a minor subdivision for lot 40 x 150 to split the lot. Received variance from ZHB on March 9, 2005. All setbacks are preexisting. House in front and garage in rear of property. Garage used as storage house to be sold separately. Other properties in neighborhood have been subdivided in a similar fashion.

Mrs. Moran-Naughton stated that lots are separated, but not by garages as stated in the Findings of Fact. No other storage garages in the area. This devalues the neighborhood. Mr. Kennedy stated that the owner of the garage might not live in that neighborhood. Mrs. Moran-Naughton also stated that the house and garage can be sold together. Mr. Kennedy stated from a planning prospective, there are problems with having a lot subdivided leaving a garage alone. Down the road, there may be problems in the neighborhood. Not going to be maintaining a residential neighborhood

Mr. King stated the issue has been dealt with by ZHB.

Has not been submitted to the County yet.

Mr. Parker reviewed map, two (2) items are not shown. Mr. Mendola is seeking conditional approval, has received it many times.

Table until City Engineer's comments are met and approval from Lackawanna County. Mr. King stated Lackawanna county only is a recommendation.

6.) **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's comments have been addressed. Sewer Line and water line are shown on map. Mr. Parker wants to have language put in deed having easement rights to repair utility lines to protect future owners.

Mr. King had no comments.

A motion to grant conditional approval was made by Mr. Kennedy and 2nd by Mrs. Moran-Naughton. Approved 4-0.

NEW BUSINESS:

1.) **Review of Minor subdivision plan by Laurie Stasick, 426 13th Ave. Divide lot and convey portions to adjoining properties. R-2 Zone.**

Laurie Stasick, representing.

The house on the property has been demolished already, it is an empty lot now. The potential purchaser of the rear property will purchase right side of property to

The house on the property has been demolished already, it is an empty lot now. The potential purchaser of the rear property will purchase right side of property to access the driveway and the left side is adjacent to Ms Staciks's primary residence at 426 13th Ave, to beautify property.

Mr. Parker had no comments on the plan. Wants to add stipulation conveyance must take place.

A motion was made by Mrs. Moran-Naughton for final approval and 2nd by Mr. Jones. Approved 4-0.

- 2.) Review of Sketch Plan by Gibbons Toyota for development at 3300 blk of N Main Ave. C-G Zone.

No one present.

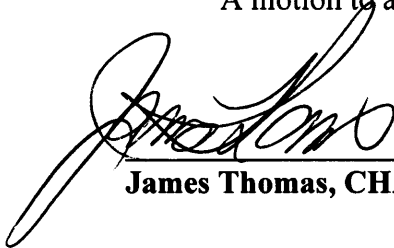
COMMITTEE REPORTS:

Mr. Jones thanked Mr. Kennedy for his 2 years of service has chair of the CPC and congratulated Mr. Thomas.

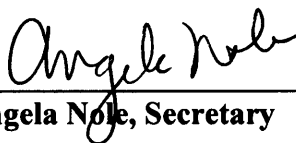
A motion was made by Mrs. Moran-Naughton to change the date of the May, 2005 meeting from May 17, 2005 (election day) to May 24, 2005 and 2nd by Mr. Kennedy.

ADJOURNMENT

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



James Thomas, CHAIR



Angela Nole, Secretary