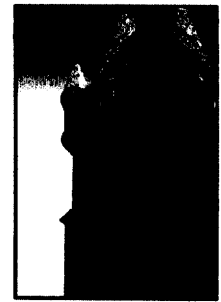


CITY PLANNING COMMISSION



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
JUNE 21, 2005
MINUTES**

IN ATTENDANCE:

Mr. Thomas
Mr. Jones
Mrs. Moran-Naughton
Mr. Kennedy
Mrs. Moylan
Mr. Preambo
Don King, City Planner
George Parker, City Engineer
Angela Nole, Secretary

Absent:

Mr. Richardson

MINUTES:

A motion to accept the minutes of the May 24, 2005 meeting was made by Mr. Preambo and 2nd by Mrs. Moylan. Approved 6-0.

CORRESPONDENCE:

None.

OLD BUSINESS:

- 1.) **Review of Land Development Plan by DiMare Fresh, Inc., for the development of a 82,820 square foot produce warehouse at Genet Street and Bergan Court. I-L Zone.**

Emmett Mancinelli, representing DiMare Fresh Inc. Mr. Mancinelli stated that DiMare has received conditional approval from Lackawanna County Regional Planning Commission. They are still waiting for the Conservation District approval. DiMare has resubmitted revised plans as per Mr. Michael Luciani.

As per Mr. Preambo's request, noise decibel levels were tested. The AC units, which are similar to commercial air conditioning units, tested at 70 decibels, and will be 30 ft from ground, which is consistent with average street noise, average radio noise and average store noise. Three (3) units will have 25 horse power, and the rest will be at 20 horse power or less. A hand-out was presented to the members. The CPC asked how many units will be run at one time, if it would be 70 decibels at once.

Paul Holmes, General Manager of DiMare Fresh, Inc. stated that more than half of operations are already on this site and 90% of trucks are empty. It is ideal for DiMare to keep food in warehouse as opposed to outside in trucks to prevent theft. There are 8 units operating currently. Prior to the fire, there were fourteen (14) units. Mrs. Moran-Naughton stated that a compromise is needed to have what is good for the business and the neighbors by creating a buffer area and reduce noise and improve neighbors' properties.

They are currently waiting for ENS/storm water/sewer authority/Lacka County Conservation district approval. DiMare received Zoning Board approval on April 13, 2005.

Mrs. Mary Ann Balko, R 314 Genet Street, stated most of her questions have been addressed. Her concern is how the bigger operation will affect the neighbors decibels times 14 units. Also, truck traffic is a concern and they still don't know who owns the grate. A & P warehouse used to clean the grate. Mrs. Balko stated DiMare has been cooperative with the neighbors' concerns.

Mr. King read from the zoning ordinance that 64 decibel level is allowed 10 ft within a residential district from 9pm-7am. And 69 decibels are allowed from 7am-9pm.

Mrs. Moran-Naughton stated a meeting on site with DiMare, CPC, neighbors and Mr. Parker would be a good idea. Time and date to be announced.

Mr. Parker asked if the grate is needed the way it is or if changes can be made, he will look at the grate when he goes on site.

Mr. Holmes stated the units will not run like they did in the past. The profile of the business has changed.

Steve Smith, 338 Pear Street, property on Bergen Court. Stated noise will be pushed down toward his property and would like to know what guarantees will be made in writing since this can change in the future. Mr. Smith asked will there be more truck traffic?

Mr. Mancinelli stated there are approx three (3) units on the Bergen Ct side and can be centrally located.

Ann Harrington, 316 Genet St. Stated her concern was the AC units for the offices. Storm drain on Genet St was put in by A & P warehouse.

Mr. Parker and Mr. King had no comments.

A motion to accept for review was made by Mr. Jones and 2nd by Mrs. Moran-Naughton. Approved 6-0.

NEW BUSINESS:

1. **Review of Land Development Plan by Kane Properties for the development of a 90,000 square foot addition to the existing warehouse #6 located in the Stauffer Industrial Park I-L Zone.**

Dave Yosack, Skamanski Group, representing

The addition will have 12,800 square feet in Taylor and 90,000 sq ft in Scranton. Mr. Parker's comments have been satisfied. Kane received verbal approval from ENS and Taylor Borough had comments satisfied.

Mr. Parker stated his 17 comments have been addressed. Mr. King stated Kane has met all requirements of the ordinance.

Mr. Jones made a motion for conditional approval (ENS) and 2nd by Mrs. Moylan. Approved 6-0

2. **Review of Phasing Plan by Northeast Land Development LLC for the major subdivision known as phase 3 of the Village at Tripp Park development. R-1 Zone.**

No action taken, no one present.

3. **Review of sketch plan submission for development of a Waffle House Restaurant in the 700 block of Davis St. C-N Zone.**

Emmett Mancinelli, representing.

Waiting for Lackawanna County and Conservation District approvals.

Mr. Kennedy suggested a speed bump. Mr. Mancinelli stated there will be a meeting with PennDOT regarding the shared drive and highway occupancy permit. There will be more information given at next month's meeting. There will be a subdivision of the property, waffle restaurant and parking with detention basin in the rear and the other side yet to be determined.

Mr. Parker and Mr. King had no questions at this time.

4. **Review of Land Development Plan by Lackawanna County for 150,000 sq ft addition to the County Courthouse. C-D Zone.**

Patrick McLane, Acker Associates, representing.

The courthouse was constructed in 1884 and the existing annex will be demolished. Plan to begin construction end of summer. Estimated cost of project is \$38.5 million.

Security is an issue, parking will be in and out one way, with a vehicle stopping mechanism. Plan to blend addition to match existing courthouse. Prisoner area to be fenced in. Waiting for PennDOT approval for highway occupancy permit. Highland Associates, Dan Kalina, representing. Mr. Kalina stated there will be 2 monuments, no decision yet as to what kind.

Mr. Parker & Mr. King had no comments at this time. Waiting for Parking Authority, Council, sewer authority, Lackawanna County Planning, Conservation District and PennDOT approval.

5. Make recommendation to City Council regarding proposed amendment to Zoning Ordinance regarding the development of surface parking lots. (File of Council No. 134, 2005)

Mr. King stated under section 3-6 of the current Zoning Ordinance, surface parking is an allowed use. The proposed amendment would change the permitted use to a special exception and the special exception would require all criteria of ordinance would have to be met. It would also give the public a change to speak about it and give the ZHB and CPC an opportunity to review it. There will be a public hearing on July 28, 2005. Mr. Kennedy stated water run-off from parking lots is becoming a problem. Mr. Preambo asked if Lackawanna County will have to approve this amendment? Mr. King stated they would only give a recommendation.

A motion to recommend the amendment was made by Mr. Kennedy and 2nd by Mr. Preambo. Approved 6-0 A letter will be sent to City Council.

COMMITTEE REPORTS:

Mrs. Moran-Naughton stated minutes of the CPC meetings should be forwarded to City Council and to inform the City Clerk we have a new Chair.

Mr. Preambo stated as stated in the Master Plan of 1993, City Council should appoint a liaison to attend city planning commission meetings.

ADJOURNMENT

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



James Thomas, CHAIR



Angela Nole, Secretary