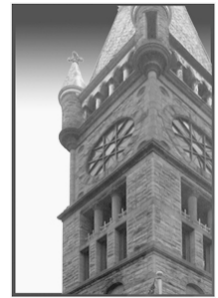


CITY PLANNING COMMISSION

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



SCRANTON

CITY PLANNING COMMISSION JULY 19, 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 June 21, 2005 meeting was made by Mr. Jones and 2nd by Mr. Preambo. 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. Mr. Mancinelli has responded to the city engineer's letter.

Mr. Mancinelli handed out data with sound estimates stating decibel level will be about 65 decibels. The units will be placed 60 ft in, as opposed to 2 ft in from the roof. Mr. Kennedy and Mr. Preambo stated they were concerned with the levels only being estimates. Mr. King stated even the most qualified engineer can only estimate. Mrs. Moran-Naughton reviewed her report from meeting with DiMare and neighbors.

Mr. Mancinelli handed out sketch plan with 10 ft of landscaping and 8 ft privacy fence with landscaping.

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. Mrs. Balko asked if the decibel reading is for one unit or each? The answer is each unit is 65 decibels. Mr. Mancinelli stated it is unlikely that all units will be running at the same time. Mrs. Balko stated she would like to see the gravel lot paved. Mr. Mancinelli stated the paving of lots will be in a separate plan and it is not developed yet.

Ann Harrington, 316 Genet St. Stated her concern was truck traffic and fuel. Also, there is a Cash and Carry, and where will the garbage be located on the dock? Mrs. Harrington stated she is happy hearing about the buffer zone. Mr. Holmes of DiMare, stated there is a customer pick-up, which is a very small amount of customers, most customers have delivery instead of pick up. Also, he stated about 85% of the fleet is inside.

Mr. Preambo asked where will the dumpster be stored? The dumpster will be stored by the cell tower, and it will be a compactor. Mr. Preambo stated he would like to see it on a site plan. Mr. Preambo also asked about storm water run-off. Mr. Holmes stated plan will be submitted to CECO.

Mr. Parker stated that the grate needs to be talked about in greater detail. The grate should stay, changing it would be difficult.

A motion to accept land development application with the addendum of an 8 ft buffer zone and parking lot be marked Phase 1 and Phase 2 and

conditional on approval from Lackawanna County Conservation District and Sewer Authority was made by Mrs. Moran-Naughton and 2nd by Mr. Jones
Approved 6-0.

Mrs. Moran-Naughton made a motion to have Mr. Parker investigate the care of Schimpff Court. 2nd by Mr. Kennedy.
Approved 6-0

Mrs. Moran-Naughton made a motion to send a letter to the police department regarding enforcement of parking of cars on Breck and Cedar Avenue. Also, parking on Genet Street. 2nd by Mr. Kennedy.
Approved 6-0 Mr. Parker stated he will check the vehicle code.

2. Review of Land Development Plan for a Waffle House Restaurant in the 700 block of Davis St. C-N Zone.

Emmett Mancinelli, representing.
Received Lackawanna County approval. In process of receiving Lackawanna Conservation District and PennDOT approval.

3. 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.
All submittals to PennDOT were made and they are waiting for a response. PennDOT had no issues. They have received an adequacy letter from the Conservation District. There has not been a meeting yet with the Sewer Authority. Lackawanna County Planning Commission granted conditional approval, pending PennDOT, ENS and Sewer Authority approvals. Also, parking plans will be submitted to the Parking Authority and City Council. There will be more green space than there currently is at the courthouse. Mr. McLane handed out an artist's rendering of the new addition.
Mr. Parker stated there needs to be resolution to parking spaces that will be needed to be eliminated. PennDOT's concern of site distances to drive way, eliminating 7 parking spaces. The security companies recommended the removal of the parking spaces. The site distance is under review by PennDOT regarding the spaces on Spruce and Linden Streets. There will be no parking during construction.
Mr. King stated the Urban Design Commission will have to review and will probably have a public hearing regarding the certificate of appropriateness. Mr Parker stated he has reviewed plan and once parking issue is resolved, it can be approved.

- 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 action taken.

NEW BUSINESS:

- 1. Review of Lot Line Adjustment plan by Patrick McDonnell, 2722 Colliery Avenue, convey 10 ft portion of lot to adjoining property. R-1A Zone.**

Mr. Musso, representing

Mr. Musso is planning an addition to his house and would need 10 additional feet.

Mr. Musso has received Lackawanna County approval.

Lot is currently 40 x 150, would be 50 x 150.

Mr. Parker had no comments.

A motion was made by Mr. Preambo, 2nd by Mrs. Moylan

Approved 6-0

- 2. Review of Land Development Plan by Swift Fence Company to develop a storage facility at the corner of Keyser Ave and Stanton St C-N Zone.**

David Osborne, CECO Associates, representing.

Mr. Osborne stated Swift has received Lackawanna County Conservation District Approval and zoning board approval.

Mr. Parker had no comments. Mr. King stated the plan complies with ordinance and received Zoning Approval.

A motion to accept land development plan was made by Mr. Jones and 2nd by Mrs. Moylan.

Approved 6-0

COMMITTEE REPORTS:

Mr. Thomas asked about a letter from the Abington Council of Governments regarding a meeting to be held August 9, 2005. Mr. King stated that joining a multi-muni zoning can be a good thing. He will report on his findings after attending the meeting.

Mr. Kennedy asked about a letter from Mr. Pilchesky regarding Daron on Dickson Avenue. Mr. Kennedy made a motion to take this letter under advisement and consider a CPC response for the next meeting. 2nd by Mrs. Moran-Naughton.

Approved 6-0.

Mrs. Moran-Naughton asked about design standards for parking (section 6-7) with regard to customers waiting for a service. Mr. King stated it is difficult to control and will speak to Ray Hayes to see if he has any suggestions.

ADJOURNMENT

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

James Thomas, CHAIR

Angela Nole, Secretary