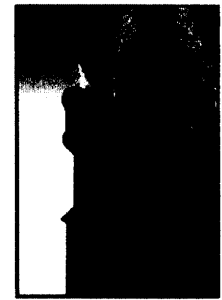


CITY PLANNING COMMISSION



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
AUGUST 16, 2005
MINUTES**

IN ATTENDANCE:

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

Absent:

Mr. Richardson
Mr. Kennedy

MINUTES:

A motion to accept the minutes of the July 19, 2005 meeting was made by Mr. Jones and 2nd by Mr. Preambo. Approved 5-0.

CORRESPONDENCE:

None.

OLD BUSINESS:

- 1.) 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 Lackawanna County. All submittals to PennDOT were made and they are waiting for a response. They have received an adequacy letter from the Conservation District, letter allowing the County to "disturb earth." The County is still waiting for Sewer Authority approval, Lackawanna County Planning Commission granted conditional approval, pending PennDOT, ENS and Sewer Authority approvals. Also, parking plans have been submitted to the Parking Authority and City Council, the

legislation has not been read at council at this time. There will be more green space than there currently is at the courthouse.

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.

There is a meeting with the Architecture Review Board scheduled for Thursday, August 17, 2005.

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

A motion to grant conditional approval was made by Mrs. Moran-Naughton and 2nd by Mrs. Moylan

Approved (5-0)

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

Mr. Giancopoulos, Architect, representing Mr. Abdalla.

There has been an approval letter from the Conservation District; Conditional approval from Lackawanna County Planning Commission; the meets and bounds were submitted by a registered surveyor. They are still waiting for Sewer Authority approval.

Mr. King asked if the recorded easement in deed is owner maintained? The burden will be on the Townhouse Association. Mr. Preambo stated new curbs/sidewalks are needed.

Mr. Parker stated he would like a professional seal on the storm water calculations and professional engineering calculations. Also, he hasn't seen the Sewer Authority's comments at this time.

Once all approvals are met, a special meeting may be scheduled.

Mr. King had no comments at this time.

NEW BUSINESS:

None.

COMMITTEE REPORTS:

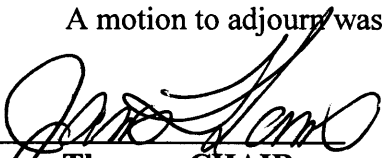
Mr. Thomas asked about the letter from the Abington Council of Governments regarding a meeting held August 9, 2005. Mr. King stated that joining a multi-muni zoning can be a good thing. Mr. King stated a benefit for joining a multi-muni zoning community is the shared cost/shared uses. The state is active in getting cities to work together. Scranton would still have a zoning hearing board and the zoning ordinance. The next meeting is scheduled for August 24, 2005.

Mrs. Moran-Naughton brought up a letter that was drafted for Chief Elliot regarding DiMare Fresh, Inc. CPC will wait for a response from Chief Elliot.

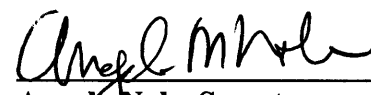
Mrs. Moran-Naughton previously asked about design standards for parking (section 6-7) with regard to customers waiting for a service..Mr. King stated he had a meeting with Ray Hayes regarding cars parked at service stations.

ADJOURNMENT

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



James Thomas, CHAIR



Angela Nole, Secretary