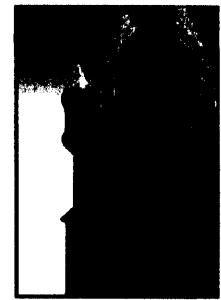


CITY PLANNING COMMISSION



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
SEPTEMBER 20, 2005
MINUTES**

IN ATTENDANCE:

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

Absent:

Mr. Richardson
Mr. Preambo

MINUTES:

A motion to accept the minutes of the August 16, 2005 meeting was made by Mr. Jones and 2nd by Mrs. Moylan. Mr. Kennedy abstained. Approved 4-0.

CORRESPONDENCE:

None.

OLD BUSINESS:

- 1.) **Review of Land Development Plan for a Waffle House Restaurant. Davis Street (C-N Zone).**

This will be placed on next month's agenda as the Highway Occupancy Permit from PennDOT has not been obtained at this time.

- 2.) **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.

NEW BUSINESS:

- 1.) **Review of Subdivision plans by the City of Scranton at 1527 Ross Avenue, 425 Finn Street & 602 Race Street to combine residual parcels of land created by flood control project to adjoining parcels. R-1A Zone.**

Mr. King stated the City bought the properties for the flood control project. The parcels of land left over, the adjoining property owners want to add to their lots.

A motion to subdivide 1527 Ross Ave was made by Mrs. Moran-Naughton and 2nd by Mr. Jones
Approved (5-0)

A motion to subdivide 425 Finn St was made by Mrs. Moran-Naughton and 2nd by Mrs. Moylan
Approved (5-0)

A motion to subdivide 602 Race St was made by Mr. Jones and 2nd by Mrs. Moran-Naughton
Approved (5-0)

- 2.) **Review of subdivision plans by John and Rose Conrad, Meylert Avenue to divide one lot into two. I-L Zone.**

Joe Kelly, representing. Mr. Kelly is purchasing the property to be subdivided.

Mr. King all comments have been addressed by surveyor. Recommends conditional approval pending Lackawanna County Regional Planning Commission approval.

A motion for conditional approval was made by Mr. Jones and 2nd by Mrs. Moran-Naughton.
Approved (5-0)

- 3.) **Review of subdivision plans by Robert Kafchinski, 1520 Crown Avenue, to divide one lot into two R-1A Zone.**

Atty. Rinaldi, representing. Mr. Kafchinski and neighbor would like to expand side yards. Mr. King had no problem. Mr. Parker sent a letter with 12 comments to the surveyor that need to be addressed. Mr. Parker would like to wait until he receives all 12 comments.

- 4.) **Review of Land Development plan by Alum-A-Pole, Inc., 1031 Capouse Avenue to develop a 8,638 sq ft manufacturing building. I-L Zone.**

Brian Swanson, representing.

The pre-existing building has been razed and Alum-A-Pole has received zoning hearing board approval. Plans have been submitted to Lackawanna County, but still waiting for approval.

Mr. Parker and Mr. King agree the conceptual plan is fine, but Mr. Parker is still waiting for details and needs to review documents he has received this evening.

5.) **Review of Subdivision plan by Chrystal Schimelfenig, 2714 Jackson Street to divide one lot into two lots. R-1 Zone.**

Mr. Bob Mendola, surveyor, representing.

The original subdivision from April, 2003 stated the that the lots are not buildable on their own.

Mrs. Scimelfenig would like to reverse the previous subdivision in order for her daughter to build on the lot.

This subdivision is on the zoning board agenda for October 12, 2005. Mr. Mendola would like conditional approval, pending zoning hearing board approval. The reason is to expedite the process to build before the winter.

The CPC explained to the applicant that granting their request would violate the zoning ordinance in several critical ways:

- 1) In the Schimelfenig 2003 request for acquisition of an adjoining lot, the applicant stated the lot would never be built upon. This was so recorded. To change that fact now, when it might have carried weight during the vote of acquisition, would bring the entire 2003 request into question.
- 2) If the adjoining lot had never been acquired by the Schimelfenig's, this case would not be happening. Therefore, the hardship was created by the applicant (pg 1-10 #3, iii).
- 3) To grant this request would be detrimental to other property owners in the neighborhood by altering the 75 ft width requirement in an R-1 Zone. (Pg 1-10 #3, iv). The more unencumbered space between properties is an economic advantage to which you are entitled when you purchase in an R-1 zone. For one neighbor to agree is not enough for the affected area.

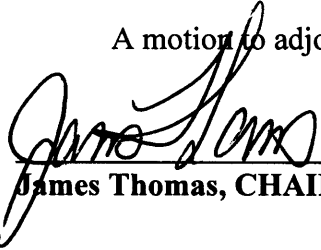
COMMITTEE REPORTS:

Mr. Thomas spoke about the multi-muni zoning. 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 city would need a multi-muni comprehensive plan. Mr. King's recommendation is to join the multi-muni zoning. Mr. King will draft a resolution which would require council approval. Mr. Thomas will contact the state to see if they are available to attend a meeting to discuss this issue.

ADJOURNMENT

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


James Thomas, CHAIR


Angela Nole, Secretary