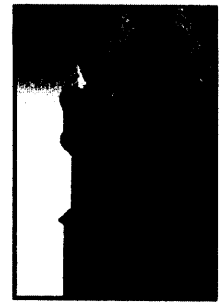


CITY PLANNING COMMISSION



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
OCTOBER 18, 2005
MINUTES**

IN ATTENDANCE:

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

Absent:

Mr. Richardson
Angela Nole, Secretary

MINUTES:

A motion to accept the minutes of the September 20, 2005 meeting was made by Mr. Jones and 2nd by Mrs. Moylan. Mr. Preambo abstained. Approved 5-0.

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.**

Mr. King stated Mr. Abdalla is waiting for the Sewer Authority Connection Permit for storm water management.

Mr. Parker stated all designs for storm water needs sewer authority approval and also a bond is needed for work on Sanderson Avenue.

A motion for conditional approval was made by Mr. Jones and 2nd by Mrs. Moran-Naughton. 6-0 Approved.

- 3.) **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.**

Working on issues with the Scranton Sewer Authority.

- 4.) **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.

Lot to be 50 ft wide, and 70 ft wide instead of 80 ft and 40 ft.

The Zoning Hearing Board has given approval. Ten (10) ft will be given to Mrs. Schimelfenig's daughter to build. Lackawanna County reviewed the variances and gave a favorable review.

Mr. Parker would like to review this with the City Solicitor. Mr. King had no comments at this time. Mrs. Moran-Naughton suggested that after Mr. Parker reviews this with the solicitor, the CPC can hold a special meeting.

- 5.) **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. Parker stated all of his 12 comments have been addressed. Mr. King stated he has received the recommendation from the Lackawanna County Regional Planning Commission.

A motion 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 to develop a 324,000 sq ft addition to the existing warehouse no. 6, Stauffer Industrial Park (I-L Zone)**

David Yeosock, representing.

Mr. Yeosock came before the CPC in June, 2005 for an addition to the other side of the warehouse. T-7 warehouse is located in Taylor and the T-6 warehouse is located in Scranton. There will be 20 employees in the addition, with a corridor connected to the T-6 and a fire wall. Trucks will dock in front of the building like

the T-6 warehouse does currently. There will be 53 doors on the addition. 60% of the addition will be in Taylor and 40% is in Scranton. There will be no lighting in the rear of the warehouse. Mr. King had no comments at this time. Mr. Jones made a motion for conditional approval pending revised E & S and Lackawanna County approval. 2nd by Mrs. Moran-Naughton. Approved 6-0.

2.) **Review of Land Development Plan by Shiloh Baptist Church to develop a new church building at 915 N. Washington Ave (C-G Zone)**

Stanley Womak, representing

Mr. Womak is asking for final approval so construction can begin the week of November 1, 2005. Shiloh received Zoning Board approval. The building will be approximately 40 ft high. There will be parking for 20 cars across the street on the church lot. There will be landscaping at the front of the building. Mr. Parker reviewed the plan, received it on October 14, 2005 and did not get the written comments back to the engineer at this time. The church fronts on N. Washington Ave, which is a state highway and a PennDOT highway occupancy permit is required because construction will be in a highway right of way. Lackawanna County conservation district has not approved plans yet. A letter of adequacy is needed for the erosion and sediment control plan. Also, Sewer Authority needs to get plans for the tap in permit.

A motion for conditional approval pending, Lackawanna County, PennDOT (if required), Sewer Authority and E & S approvals was made by Mrs. Moran-Naughton 2nd by Mrs. Moylan Approved 6-0.

3.) **Review of the properties listed on exhibit A to determine if they qualify as blighted properties pursuant to 35 P.S. section 1712.1 (e).**

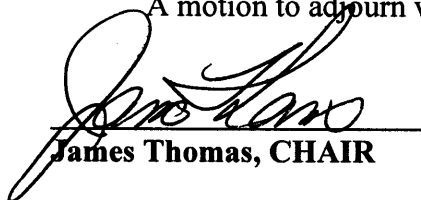
A motion was made by Mr. Preambo and 2nd by Mrs. Moran-Naughton.

COMMITTEE REPORTS:

A motion was made by Mr. Jones and 2nd by Mrs. Moran-Naughton to approve the resolution regarding Multi-Municipal zoning. Approved 6-0.

ADJOURNMENT

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


James Thomas, CHAIR


Angela Nole, Secretary