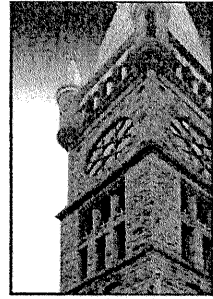


# CITY PLANNING COMMISSION

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 MARCH 21, 2006 MINUTES

### IN ATTENDANCE:

Mr. Thomas  
Mr. Jones  
Mrs. Moran-Naughton  
Mr. Kennedy  
Mr. Preambo

Don King, City Planner  
George Parker, City Engineer  
Angela Nole, Secretary

### MINUTES:

A motion to approve the minutes of the February 21, 2006 meeting was made by Mr. Preambo and 2<sup>nd</sup> by Mrs. Moran-Naughton. Mr. Kennedy abstained. Approved 4-0.

### CORRESPONDENCE:

None.

### OLD BUSINESS:

- 1.) **Review of Land Development plan by the County of Lackawanna Transit Authority of the development of a 7,400 sq ft Intermodal facility at the south side of Lackawanna Avenue near the intersection of Lackawanna Avenue and Bridge Street. C-D Zone.**

Bob Naegley, Acker Associates, representing.  
The comments from Mr. Parker have been addressed. Mr. Naegley is still waiting for Conservation District, County Planning and Sewer Authority approvals. This intermodal transit would be for taxi pick-up, Colts and Martz Buses. A bus terminal is a permitted use in a C-D Zone.

A portion of the site will be demolished. There will be access from Lackawanna Avenue. The bus traffic will be separate from the Mall traffic. The State parking lot will remain the same. The updated set of plans included Mr. Parker's comments, from a planning standpoint, the plan is still the same.

Mr. Naegley is also seeking a minor subdivision of lots #1(county) and #2 (state). The state parking will be in the rear and the buses will be in the front lot. There will be an easement to share the lot.

Mr. Parker stated his comments have been addressed. Mr. King stated the land development plan and the subdivision should be approved together.

**2.) Review of Land Development Plan by the University of Scranton for the development of a new Campus Center at the 900 blk. Of Mulberry Street (INS-G Zone)**

Dave Osborne, CECO Associates, representing.

Linda Quinlan, Burke Hill Architects, representing.

The submissions have been forwarded to Lackawanna County, Sewer Authority, have not received responses at this time. Mr. Osborne is also seeking a Highway Occupancy Permit for improvements, since Mulberry Street is a state road. There will be more green space, the U of S will lose two (2) parking lots and the Gunster Center. There will be a 40,000 gallon underground water storage detention center. The access for students will be through the green space. There is also a landscaping plan.

Ms. Quinlan described the 4-story building. The only change on Monroe Avenue is that the intersection will be improved. The construction time line: Fall 2007 the new building will open, spring 2008 Gunster Center will be demolished.

Mr. Parker stated he is still reviewing the plans. Mr. King stated he has no comments at this time, the project is moving forward.

**3.) Review of subdivision plan by Robert Stevens, to divide one lot into two, 341 N. Hyde Park Avenue, R-1A Zone.**

Robert Mendola, representing Mr. Stevens.

Zoning Hearing Board granted approval on December 14, 2005.

Mr. Mendola received Lackawanna County approval on March 3, 2006.

Mr. Parker had no comments.

Mr. King stated he recommends approval at this time since Lackawanna County Planning approved the plan.

A motion to approve was made by Mrs. Moran-Naugton and 2<sup>nd</sup> by Mr. Kennedy. Approved (5-0).

**4.) Make Recommendation to City Council regarding request to vacate a portion of Murphy Court between Davis Street and Crane Street west of Birney Avenue. C-N and R-1A Zones**

Attorney Bill Jones representing Moosic Realty Partnership.

Murphy Court abuts a state highway, Birney Ave and Davis St.

Atty. Jones stated the court should be vacated for safety reasons.

Moosic Realty received Lackawanna County approval.

Moosic Realty has tenants for the C-N zone, (retail store and chain restaurant) this will bring tax revenue and jobs to the area.

The homes owned by the developer may be demolished at some point.

Atty. Jones stated if CPC is against the vacating of the court, then they deem it safe. This is an opportunity to get rid of an unsafe condition. Mr. Kennedy stated the court is pre-existing and does not need to be brought up to "code."

Mrs. Moran-Naughton stated we use the Master Plan as a measure for zoning.

The Master Plan encourages businesses while protecting residences. The residents' biggest investment is their homes and Murphy Court is the dividing line between the residential and commercial area. If vacated, the residential area will not be protected.

Attorney Ned Abrahamsen, Jr., represented neighbors Howars and Donnelly families. Attorney Abrahamsen stated it is illegal for a city to vacate a court for private use, for a private owner who abuts both sides of the court. Also, a nearby church uses the court as ingress and egress. Also, Moosic Realty presented no plans for future use of this area. Moosic Realty had an agreement of sale with the two (2) property owners, however, Moosic Realty refused to close the sale.

Mrs. Kathy Pocius, 2933 Cedar Ave, neighbor stated her concerns, saying the traffic is excessive already. Mrs. Pocius stated she is not against the commercial development, but would like to keep the neighborhood as it is. She has no problem with developing Birney Avenue.

Margurite Coyle, lives across the street. Mrs. Coyle had a petition with sixty (60) names of neighbors who were against the vacation. Mr. Parker stated there are other options for this court. Mr. King stated the safety issue is not in front of the CPC, just the recommendation of the vacation of the court. They will have to go before the CPC with full plans. If the court is left, commercial development would have access also, more commercial traffic in the court and neighborhood. The question is, is the alley needed for the public?

A motion to send a negative recommendation to City Council was made by Mrs. Moran-Naughton and 2<sup>nd</sup> by Mr. Kennedy. Approved (5-0)

**NEW BUSINESS:**

**1.) Review of Land Development Plan by Thomas Hashem for the development of Goodfella's Pizza, Rear 1214 Mulberry Street. (C-N & R-2 zones)**

Greg Supey, representing Mr. Hashem.

The plans have been submitted to the County Planning Commission. Zoning Hearing Board approval was granted in 2004, since it has been over a year, Mr. Hashem will have to resubmit an application to the ZHB.

Mrs. Moran-Naughton stated she would like to see the building fronting on Mulberry Street like Vincent's and have the parking in the rear.

The proposed construction will consist of 3,000 sq ft. The plan was accepted for review.

**2.) Review of Sketch Plan by the Gibbons Toyota for the development of an auto dealership along N. Main Avenue (C-G Zone)**

Jerry Phillips, Burkavage Design, representing Gibbons Toyota.

John Grow, Toyota, representing.

The auto dealership will be 43,650 sq ft on 8 acres of land. The building is centrally located on the site and has no new access points. There is adequate parking for customers, employees and dealer cars, which conforms to the zoning ordinance.

There are storm water catch basins located on the site to a detention basin which will control the rate of water released. The lighting is controlled, directed down toward the display vehicles. Gibbons will submit to the Lackawanna County Planning Commission, Soil Conservation/DEP. The Route 6 location will close when this is constructed. Land is not KOZ.

Mr. Parker stated plan is still under review and has some questions regarding a detention pond and tractor trailer deliveries. Mr. King had no comments at this time.

**3.) Review of Lot Line Adjustment by City of Scranton for 608 Race Street for residual land from the flood control project. (R-1A Zone)**

These are properties being taken for the levy system, conveying 4000 sq ft.

A motion to accept the lot line adjustment was made by Mr. Jones and 2<sup>nd</sup> by Mr. Kennedy. Approved (5-0)

**4.) Review of Lot Line Adjustment by City of Scranton for 2326-28 Shawnee Avenue for residual land from the flood control project (R-1A Zone)**

This lot line adjustment will create two lots into one.

A motion was made by Mr. Preambo and 2<sup>nd</sup> by Mr. Jones. Approved (5-0)

**5.) Review of plan by D & S Auto Sales, Inc. For lot located at 1200 S. Washington Avenue, I-L Zone.**

Attorney Lomma, representing D & S Auto Sales

Building is 30 x 60. This plan is not yet reviewed by Lackawanna County or the Conservation District.

Mr. Parker stated there is no storm water plan and if there is an easement for the sewer line, this plan is still under review.

**COMMITTEE REPORTS:**

Mr. Parker proposed a minor subdivision for corner of Mulberry St and Jefferson Ave There is a central city signalization project, federally funded. Mulberry Street is a state highway and has much tractor trailer traffic. The U of S owns the land at Mulberry and Jefferson. This would allow the city to increase the radius of the curb, offer a better turning radius. Lot #1, U of S, lot #2 city. City Council already accepted the land lot #2 will be deeded to the city.

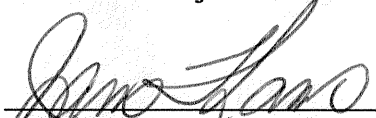
The city also needs county planning approval.

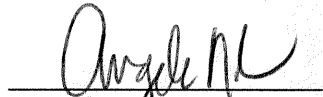
A motion to accept for review was made by Mr. Jones and 2<sup>nd</sup> by Mr. Preambo.

Approved 5-0

**ADJOURNMENT:**

A motion to adjourn was made by Mr. Kennedy and 2<sup>nd</sup> by Mr. Preambo.

  
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James Thomas, CHAIR

  
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Angela Nole, Secretary