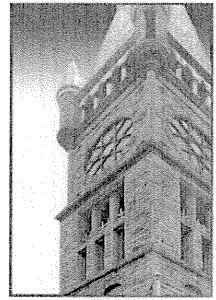


CITY PLANNING COMMISSION

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

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**CITY PLANNING COMMISSION  
JULY 18, 2006  
MINUTES**

**IN ATTENDANCE:**

Mrs. Moran-Naughton  
Mr. Kennedy  
Mrs. Moylan  
Mr. Preambo  
Mr. Jones  
Mr. Richardson

Don King, City Planner  
Angela Nole, Secretary

**MINUTES:**

A motion to approve the minutes of the June 20, 2006 meeting was made by Mr. Kennedy and 2<sup>nd</sup> by Mr. Mrs. Moran-Naughton. Mr. Jones abstained. Mr. Richardson abstained. Approved 4-0.

**CORRESPONDENCE:**

None.

**OLD BUSINESS:**

- 1.) **Review of Land Development Plan for the development of 5 townhouse units at the corner of McDonough St and Penman St. R-3 Zone.**

Plan has been changed to 4 townhouse units from 5 to abide by the side yard setback as per the zoning ordinance.

Mr. Parker wants an on-site review with CPC members. Mr Parker and Mr. King visited the site and have questions and concerns.

Mr. Osborne claimed the streets are ordained and maintained by the City.

Mr. King stated the members should see the site before voting.  
McDonough Street needs to be rebuilt.  
The legal aspects need to be addressed.

**2.) Review of Land Development Plan for the development of a Car Wash located at the 3100 blk of N Main Ave (I-L Zone)**

Tony Bernardi, CECO Associates, Civil Engineers for the project, representing. Mr. Bernardi stated they have received approvals from Lackawanna County Planning Commission, (land development and subdivision) Conservation District and Sewer Authority.

Mr. Parker needs to review the calculations for the detention pipe. Subdivision plan has minor changes, it needs a property description for each lot and a description for annexing the two properties together.

A motion to approve the subdivision with the above-mentioned conditions was made by Mr. Jones and 2<sup>nd</sup> by Mr. Kennedy. Approved 6-0.

A motion to approve the land development plan with the condition that the calculations need to be looked at was made by Mr Jones and 2<sup>nd</sup> by Mrs. Moran-Naughton. Approved 6-0.

**3.) Review of Land Development Plan by Lackawanna County for improvements to County Court House. Area bounded by N Washington Ave Adams Ave Spruce St and Linden St C-D Zone**

Patrick McLane, Acker & Associates, representing.

PennDOT highway occupancy permit is still needed, moving toward approvals. Scranton Parking Authority approval is still needed. City Council (No Parking Ordinance) approval is needed, Lackawanna County Conservation District approval is needed. Sewer Authority, Conservation District approvals are also still needed. Fire Chief approval is needed (increased fire truck access on plan), COLTS bus approval needed, small stage along the "Four Seasons Court" on Linden St side, a drawing submitted regarding the removal of parking spaces on Spruce St and N Washington Ave bump-outs needs to be revised.

Project to begin after Race for the Cure, not after La Festa.

Mr. Parker had no comments.

A motion to grant approval with the above-mentioned conditions was made by Mr. Richardson and 2<sup>nd</sup> by Mr. Kennedy. Approved 6-0.

**NEW BUSINESS:**

- 1.) **Review of Land Development Plan by Overlook at Clay for the development of 10 Unit townhouse development, corner of Clay Ave and Poplar St (R-1A Zone)**

No action taken.

- 5.) **Review of Major Subdivision Plan by Connell Park Developers LLC for a 26 lot development of semi-attached single homes. R-1A Zone.**


No Action taken.

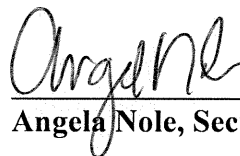
**COMMITTEE REPORTS:**

None.

**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