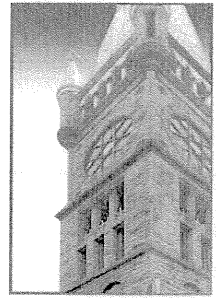


CITY PLANNING COMMISSION

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
JUNE 19, 2007
MINUTES**

IN ATTENDANCE:

Mr. Jones
Mrs. Harrington
Mrs. Moylan
Mr. Kennedy
Mr. Thomas

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

MINUTES:

A motion to approve the minutes from the May 22, 2007 meeting was made by Mrs. Moylan and 2nd by Mrs. Harrington. Mr. Kennedy abstained. Approved 4-0.

CORRESPONDENCE:

There will be a Scranton-Abingtons Planning Association (SAPA) public meeting on Tuesday, June 26, 2007 at 6pm regarding the Comprehensive Plan.

OLD BUSINESS:

- 1.) **Review of Land Development Plan for a seven (7) unit townhouse development at McCarthy Street and McDonough Avenue by Stephen Yankowski. R-3 Zone.**

Bob Mendola, Surveyor for project representing Mr. Yankowski. The project has received Lackawanna County Regional Planning Commission approval and, Conservation District approval. Mr. Parker sent a letter

about lighting which was reviewed by MEM and Mr. Yankowski will meet with the requirements. Mr. Manaramo stated that there will be sidewalks on both streets. Also, there will be six (6) street lights. Mr. Yankowski has agreed to provide the lighting.

Mr. King had no further comments.

A motion for final approval was made by Mr. Jones and 2nd by Mrs. Moylan. Approved 5-0.

- 2.) **Review of Land Development plan by Fidelity Bank to build a new drive through bank branch located at the corner of Main Ave and Luzerne St. C-N Zone.**

Not present. No action taken.

- 3.) **Make recommendation to City Council regarding proposed amendment to the Zoning Ordinance regarding Section 806 with respect to abandonment of nonconforming uses.**

Daniel Penetar, Esq., the attorney for Zoning Hearing Board, sent comments to City Council regarding an amendment to the proposed ordinance.

Mr. Kennedy agreed it was good to add that the applicant has to prove non-conforming uses were lawfully created and that the properties need to be registered with the Renters' Ordinance.

Mr. King stated he recommended that the changes be adopted.

A motion was made by Mr. Kennedy to recommend the approval of the legislation. 2nd by Mr. Jones. Approved 5-0.

NEW BUSINESS:

- 1.) **Review of Land Development and Lot Line Adjustment plan by the University of Scranton for a dormitory located on N. Webster Avenue and Linden Street, INS-G Zone.**

Gerry Phillips, Burkavatch Design Associates, representing the U of S. Mr. Phillips stated it will be a 7-story structure, with 395 bed facility on Linden Street and N Webster Avenue. The sophomores will not be allowed to have cars on campus. The University will be going to the Zoning Hearing Board for a special exception for parking.

Mr. Phillips stated that plans have been submitted to Lackawanna County Regional Planning Commission, Sewer Authority and the Conservation District. Mr. Luciani, city Engineering Dept., had minor issues. Mr. Phillips stated they have received a draft letter from the County Planning

Commission stating they will receive approval once Zoning Hearing Board approval has been made. The Soil Conservation application is complete. Don Flynn, Burkavage Design Associates, showed an artists' rendering of the project. The project will be 123,000 sq ft and seven (7) stories high. The entrance to the building will be off of Linden Street, two apts. on the first floor will be for a Resident Assistant and a Jesuit priest. The 2nd floor through the 7th floor will have 60-64 beds, which will consist of double suites, 2 students share bedroom and 4 students share a bathroom. There will be 2 elevators will be in the center of the building. Mr. Parker stated he had an issue with the site triangle. Mr. King stated that they are also seeking a lot line adjustment to combine all University-owned lots into one parcel, right now they have all separate deeds.

2.) Review of Land Development Plan by August DePietro, Jr. To construct a 7208 sq ft commercial building at Main Ave at the intersection of Lackawanna Ave, C-N zone.

Stephen Siciliano, representing Mr. DePietro. He stated that Bogart Engineering conducted a traffic study and is currently working on PennDOT's comments. He stated that they did not receive a Highway Occupancy Permit (HOP). There will be a medical business and Dunkin Donuts. The donut shop will not be open 24 hrs. They are still waiting for Lackawanna County Regional Planning Commission and Soil Conservation District approvals.

Mr. Parker stated that there is a difference between a 'traffic study' and a 'traffic plan'. Also, this project has not received its NPDES permit.

Mr. King stated there is a list of outstanding issues and that Lackawanna County Conservation District approval is needed first.

Attorney Donna DeVita represented a neighbor, Mr. Harry Granville. Attorney DeVita had some issues with parking, buffer and uses in the zone.

Mr. Thomas stated that the commission would like to see lighting, landscaping and signage plans.

3.) Review of Land Development Plan by H.W. Roever, Inc. to construct a Dunkin Donuts building at 742 Davis St, I-L Zone.

John Mandarno, project manager, representing H.W. Roever.

Mr. Parker stated he had written comments that are being addressed, Highway Occupancy Permit (HOP) is needed. PennDOT agreed with the plan for a turning lane, as per the traffic study. They are waiting for

design requirements from PennDOT; also waiting for Sewer Authority. Mr. Mandarmo stated if the property is less than an acre, then Conservation District and Soil District approvals may be waived. They are still waiting for Lackawanna County Planning Commission approval.

The 1800 sq ft building will have seating and a drive-thru.

Mr. Parker had storm water management, landscape and lighting issues. The shop will be open 24-hrs. This will be about 40-50 feet from nearest home. If required, a buffer plan or screening will be implemented.

Mr. King stated that the required setback on the north side is 25 feet. If setback cannot be made, ZHB approval will be required. Mr. King will discuss this with Mr. Wallace, Zoning Officer.

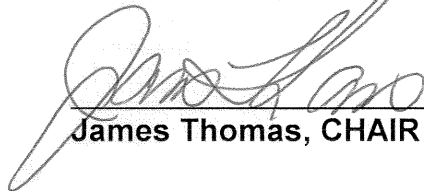
Mr. King stated that an amendment to the Zoning Ordinance with regard to Windmills, regulations, what zones they will be allowed in, will be discussed at next month's meeting.

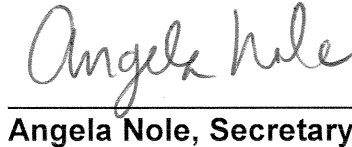
COMMITTEE REPORTS:

None.

ADJOURNMENT:

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


James Thomas, CHAIR


Angela Nole, Secretary