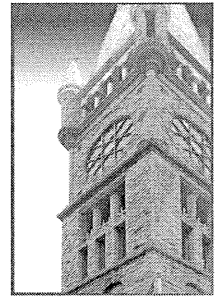


BUREAU OF CITY PLANNING

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SCRANTON

**CITY PLANNING COMMISSION  
JUNE 18, 2008  
MINUTES**

**IN ATTENDANCE:**

Mrs. Harrington  
Mr. Thomas  
Mr. Jones  
Mr. Preambo

Don King, City Planner  
Brian Swanson, City Engineer  
Angela Nole, Secretary

**MINUTES:**

A motion to approve the minutes from the May 21, 2008 meeting was made by Mrs. Harrington and 2<sup>nd</sup> by Mr. Jones. Approved 3-0. Mr. Preambo abstained.

**CORRESPONDENCE:**

None.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

- 1.) **Review of Land Development Plan by May Associates, LLP for construction of new Dunkin Donuts with drive-thru at Mulberry Street and Mifflin Avenue (former Sunoco) C-D Zone.**

George Albert, G & Albert Consultants, representing May Associates LLP. The City Engineer's comments have been addressed. Zoning Hearing Board approved the variance. May Associates has received approval from the Conservation District, but still waiting for the letter. Lackawanna County Regional Planning Commission has given approval. PennDOT is processing

the HOP. The tanks should be removed by the end of the month. The project will be started in July.

Brian Swanson stated his comments have been addressed. Mr. King recommended conditional approval, with the following conditions:

- Soil Conservation District Approval;
- Highway Occupancy Permit (HOP) obtained.

A motion to grant conditional approval with the above-mentioned conditions was made by Mr. Jones and 2<sup>nd</sup> by Mr. Preambo. Approved 4-0.

**2.) Review of Subdivision Plan by 500 Lackawanna Development Co., to consolidate lots in the 500 blk of Lackawanna Ave, C-D Zone.**

Not present. No action taken.

**3.) Review of Subdivision Plan by William Jordan to consolidate lots in the 800 block of Beech St, R-1A Zone.**

Mr. Bob Mendola, Surveyor, representing Mr. Jordan.

Mr. Jordan would like to consolidate two lots into one, making the lot 55 x 150, now they are 27.5 x 150 each.

Brian Swanson stated he recommended approval. Mr. King recommends conditional approval with the following:

- Lackawanna County Regional Planning Commission approval;
- Final review by the City Engineer.

A motion to grant final conditional approval with the above-mentioned conditions was made by Mr. Preambo and 2<sup>nd</sup> by Mrs. Harrington. Approved 4-0.

**4.) Make recommendation to Zoning Hearing Board regarding a special exception request to allow a crematorium building in St. Vladimir's Cemetery, Cemetery Ave & Kane St, I-L Zone.**

Not present.

A motion to table the recommendation was made by Mrs. Harrington and 2<sup>nd</sup> by Mr. Preambo. Approved 4-0.

**5.) Minor Subdivision for Dudzinski for property located at 2226 Winfield Ave, R-1A Zone.**

George Parker, representing Mr. Dudzinski. This is a vacant lot to be subdivided annexed to existing land. Mr. Parker will be submitting the subdivision to Lackawanna County Regional Planning Commission on June 19<sup>th</sup>. Mr. Tornambe, the new owner, intends to put an addition on to the dwelling. Mr. Swanson had no comments. Mr. King had no comments. A motion to grant conditional approval, pending Lackawanna County Regional Planning Commission approval was made by Mr. Jones and 2<sup>nd</sup> by Mr. Preambo. Approved 4-0.

**6.) Oakwood Estates, Phase 2A.**

Ralph Noto and Chick Evers, representing.

Mr. Noto and Mr. Evers are looking for waivers for sidewalks, curbing and road width.

Mr. Swanson stated there are things to consider with this request: proper justification.

Mr. King stated he's ok w the above-mentioned waivers and he doesn't know of any existing problems with the existing roads.

The commission would like to review this more closely.

**COMMITTEE REPORTS:**

None.

Mrs. Harrington made a motion to adjourn and 2<sup>nd</sup> by Mr. Preambo.

  
James Thomas, Chair

  
Angela Nole, Secretary