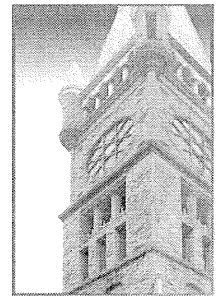


BUREAU OF CITY PLANNING

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SCRANTON

**CITY PLANNING COMMISSION
DECEMBER 17, 2008
MINUTES**

IN ATTENDANCE:

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

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

MINUTES:

A motion to approve the minutes from the October 15, 2008 meeting was made by Mrs. Harrington and 2nd by Mr. Preambo. Approved 3-0. Mr. Preambo and Mrs. Moylan abstained.

CORRESPONDENCE:

None.

OLD BUSINESS:

1.) Review of Land Development Plan by Scranton Housing Authority for the development of a new building to replace the fire damaged building, Jackson Terrace Apts. R-3 Zone.

Mark Deter, representing.

Mr. Swanson stated comments have been addressed. The only outstanding item is Sewer Authority Approval for sewage capacity. Mr. King recommended conditional approval.

A motion was made by Mr. Jones to approve the land development plan with the condition of Sewer Authority approval and 2nd by Mrs. Moylan. Approved 5-0.

2.) Request by Country View at St. Stevens for a waiver from the Subdivision Code to allow 30 ft right-of-way on a proposed street in lieu of 50 ft. Theodore St and W. Pass Ave. R-1A Zone.

Not present. No action taken.

3. Review of Land Development Plan by The Commonwealth Medical College to construct a new Medical College Building, 500 blk Pine St. Ins-G Zone.

Bob Nagley, Acker Associates, representing the Commonwealth Medical College.

Comments from Conservation District, City and Sewer Authority have been addressed. The College has received Sewer Authority approval for connection permit. The College is still waiting for Conservation District approval. Mr. Swanson's comments are house-keeping in nature and not technical. Mr. Swanson would like landscaping and lighting plans, and the trees in the site triangle taken out. They are still waiting for Lackawanna County approval.

A motion for conditional approval with the following conditions:

Sewer Authority Approval; Conservation District Approval; Lackawanna County Regional Planning Commission Approval; and landscaping and lighting plans added to plans were made by Mr. Jones and 2nd by Mr. Preambo. Approved 5-0.

NEW BUSINESS:

1.) Review of Lot Line Adjustment by Gerald & Judith Timlin, to convey approximately 200 sf to adjacent property. McCarthy St. R-1A Zone.

George Parker, representing the Timlins. The Timlins own 3107 McCarthy Street and need to adjust the common property line to accommodate the side walks at 3105 McCarthy St so there is no encroachment. Mr. Swanson had minor comments. Mr. King recommended approval with the conditions in Mr. Swanson's letter. A motion to grant conditional approval was made by Mrs. Moylan and 2nd by Mrs. Harrington. Approved 5-0.

2.) Review of Minor Subdivision Plan by Scranton School District to convey approximately 5100 sf to FMP Realty's adjacent lands. Olive St and Providence Rd. C-G Zone.

Boyd Hughes, Esq., representing SSD. The parcel is unnecessary land for the SSD. The Commonwealth Court affirmed Jude Mazzone's decision to convey the land to FMP Realty. Lackawanna County Regional Planning Commission approved the plan. Mr. Swanson stated that the new parcel will be one lot for FMP Realty with 35,000 sq ft total. Mr. Swanson stated there are no technical problems and it meets the Subdivision Ordinance. Mr. King stated he recommended approval with the condition of showing the correct subdivision on the plan for recording is provided. A motion to grant conditional approval was made by Mr. Jones and 2nd by Mr. Preambo. Approved 5-0.

3.) Review of Land Development Plan by Mark Development for a new Walgreens Pharmacy and new beverage distributor Green Ridge St and Nay Aug Ave. C-G Zone.

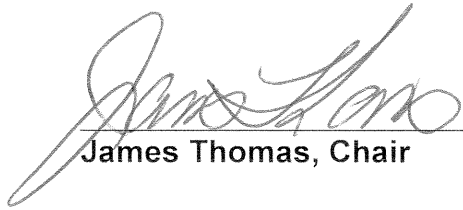
Raymond Rinaldi, Esq., representing Mark Development. The existing Green Ridge Bowling Lanes and Pioneer Beverage will be demolished and a Walgreens' Pharmacy and new Beverage Center will be built. Mr. Soupy, representing. There are still waiting for Lackawanna County Regional Planning Commission, Conservation District and PennDOT approvals. Mr. Swanson stated the plan has been accepted for review and Mr. King had no comments at this time.

COMMITTEE REPORTS:

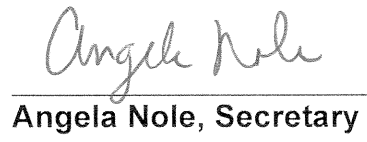
None.

Marie Schumacher asked about the Redevelopment Authority had a contract for the former DPW Complex site and if City Council needed to approve this? Also, is the Commonwealth College's land a dedicated public park? Did the School have the ability to convey land to the college?
Mr. King will research and get back to Mrs. Shumacher.

Mr. Preambo made a motion to adjourn and 2nd by Mrs. Moylan.



James Thomas, Chair



Angela Nole, Secretary