

**Taylor Borough  
Council Hearing  
August 8, 2018**

The Taylor Borough Council held a Public Hearing on August 8, 2018 at 7:00 P.M. at the Taylor Municipal Building, 122 Union Street, Taylor, Pennsylvania to consider Ordinance No. 3 of 2018 amending the Zoning Ordinance and Map of the Borough of Taylor to re-zone certain parcels of land in and around Oak Street, Taylor, PA from C-2A Community Commercial to C-3 Heavy Commercial. All such re-zoned lands contain approximately 90 acres more or less.

On Roll Call, Councilman DeAngelo, No; Councilman Fallon, Yes; Councilman Tighe, Yes; Councilman Derenick, No; Councilman Digwood, Yes; Councilman McKeel, Yes; Councilman Mickavicz, Yes; Mayor Praschak, Yes.

President Mickavicz chaired the meeting.

First, the Chairman stated that the reason for this hearing was to get Public input for or against the proposed zoning change on the parcel of property most commonly referred to as the Old Taylor Breaker or the Colliery Area from a C-2A to a C-3.

Next, Solicitor Jones gave a detailed overview. There is a proposed map depicting the area of the zone change from C-2A to C-3 in the Colliery Area. There is a copy of the April 18, 2018, Taylor Planning Commission meeting minutes approving the proposal to reduce the area affected by the zone change, the June 14, 2018 Evaluation Report from Lackawanna Planning Commission, a copy of the June 20, 2018 cover letter sending attested copy of proposed Ordinance to appropriate parties, copy of the June 18, 2018 posting sheet, copy of Affidavit and Proof of Publication from Scranton Times and List of uses for the zone district pages 3-2 through 3-7. The Solicitor also note that with regard to the Planning Commission, Council had a public hearing on April 11, 2018 and at that time there were 4 or 5 residents who had some objections. They didn't want the C-3 extended into certain areas along Church Street and over near Main Street and further up to Oak Street.

On April 18, 2018 The Planning Commission met in this hall and took comment and heard objections from the residents with regard to not extending the proposed C-3 areas into that Commercial Area. Not to extend it into those areas of objection. The Planning Commission then recommended that the proposed C-3 areas be contracted to exclude R-3 zone near Oak Street and to exclude portions of the C-2A zones along Church Street (approximately 200 feet away from the rear property lines) along Oak Street and to also pull it over to the Bypass road over by Main Street housing area so they contracted that particular area. After that the letters went out and Lackawanna County looked at the contracted area and they had no objections to making it smaller per the resident concerns as well as for planning purposes. Council then recommended that there were valid points brought up by the Residents. They then drafted an ordinance with that contracted area away from the properties with recommended changes.

Next, the Chairman noted that there was a sign-in sheet in the back of the room and asked Residents to please sign in. He also stated that there is a stenographer here so any testimony given will be part of the official record. He then asked for public comment.

Multiple residents voiced their opinion and objections and lengthy discussions followed. Among the residents that offered input were: Gene Perna, Marty McGurrin, Paul Kenyan, Lorainne Cudo, Jerry Conforti, Vince Belotti, Margaret Zimak, Jason Genell, Jason Sheridan, Michael Ware, Thomas Powell, Catherine Mayor, Donna Rendich, Patty Sparacino, Todd Mickavicz, and Patricia Perna.

The Chairman entertained a motion (at 7:40 P.M.) to recess the Hearing to open the regular scheduled Council Meeting. Motion to recess was made by Councilman Tighe and seconded by Councilman McKeel. All Council Members were in favor and the Hearing was recessed.

The meeting was reconvened and called back to order and multiple residents continued to voice their concerns. Lengthy discussions followed.

The Chairman entertained a motion to adjourn this Hearing and reconvene the Regular Council Meeting. A motion to adjourn was made by Councilman Tigie and seconded by Councilman McKeel. All Council Members were in favor and the Hearing was adjourned.

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Kenneth F. Mickavicz, President

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Kristi A. Evans, Borough Secretary