

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
JANUARY 6, 2004**

The Media Borough Planning Commission met on the above date with the following individuals present: Chairperson Steve Moss, Tina Mason, Peter Williamson, and Robert Yosua. Also present was Code Enforcement Officer Jeffery, Engineer Walton, Vice-President Robinson, and Secretary Higgins. Gordon Grimditch, William Payne, and Chris Pavlou were absent from the meeting.

Chairperson Moss called the meeting to order at 6:35 p.m.

Opening Discussion

Proposed Zoning Ordinance

Chairperson Moss began the meeting with discussing the change to the zoning ordinance Chapter 311. Peter Williamson announced that he had noted changes on his copy and passed the changes onto Solicitor Middlebrooks at the December Commission meeting and would like to have those changes incorporated as well. Chairperson Moss request Secretary Higgins to obtain a copy of those changes and to have them incorporated. Secretary Higgins agreed to contact Solicitor Middlebrooks. Chairperson Moss believes the amount of required (311-27E (4)) setbacks are too much and that the required (311-81A) parking spaces are too high, which would make it too hard to construct town homes within the high-density zoning area (R-4). Everyone agreed. Tina Mason commented that it should remain 2 spaces per unit with the addition that all parking is in the rear. Everyone agreed. Peter Williamson is in favor of the increase in the rear yard set backs but doesn't believe the (311-27E (4)) side yard setback is necessary. Tina suggested that maybe 35 aggregate ft with neither side yard being less than 15 ft. Everyone agreed.

Approval of Minutes

Peter Williamson made a motion to approve the minutes of the Commission meeting of December 2, 2003 with a change to recognize that sign application submitted by McCarrin Chiropratic was approved and carried unanimously and a change to 201 E Front Street to recognize Chris Pavlou casted the nay vote not Peter Williamson. Tina Mason seconded the motion. Motion carried unanimously.

Sign Permits

First Keystone Bank – 22 W State Street

John Gryniuk, NW Signs is proposing to reface 6 signs to recognize the change of names from First Keystone Federal Savings & Loan to First Keystone Bank. Sign #1 must have the logo removed. Amend #5 to remove the text 24 hour banking additionally withdraw

#6. Sign # 5 is remaining due to no change in ownership if change does occur this sign must be removed. Tina Mason motioned to approve application with the above-mentioned amendments, seconded by Peter. Motion carried unanimously.

Subway – 208 W State Street

Mike Bayliss, Bayliss Sign Co. on behalf of Subway is proposing to erect an awning, which would read Subway. Chairperson Moss inquired to why such a bright yellow. Mr. Bayliss provided a color chart to discuss other options but the Commission agreed that the proposed yellow was the dullest. Peter Williamson motioned to approve the sign as submitted; seconded by Robert Yosua. Motion carried unanimously.

Land Development & Subdivision

Koch Townhouses – 400 N Orange Street

Nicolas Cirelli, Engineer and Chris Gaveman, Architect presented a plan on behalf of the owners to construct 4 3-story townhouses. Mr. Cirelli explained that most of requested changes have been made ie: Storm system in 4th Street and restored Brick sidewalk Sugar Maple on 4th and an Oak on Orange also residential sprinklers with the exception of saving the 54”Oak Tree within the rear yard arborist explained this could not be saved and Don Jackson our Tree Warden agreed. Flipped both units so offset is in Middle with bay windows to enhance the façade. Front yard setbacks are 27, 25, 25, 27; The Commission expressed concern with the front yard setbacks meeting the requirements of the code. Robert Yosua asked the owners when the last time the 54” Oak tree had work done on the tree. The Koch’s said not within the last five years. Mr. Cirelli explained that with the removal of the 54” Oak Tree would require a more intense landscaping plan. Borough Engineer Walton explained that any storm water changes after this point should be subject to issuance of building permits. Borough Engineer Walton requests that they reset the granite curbing but on 4th Street would need to be concrete curbing to improve drainage. Karen Gilbert, resident questioned how old the granite curb is no one was sure. Walter Pileggi, resident questioned ownership of the repairs to the sidewalk. Tina Mason motioned to approve application with the condition that all requests are incorporated; seconded by Robert Yosua. In order for the engineer to sign the plans they must be finalized and sealed plans. Motion carried unanimously.

Apartment Building – 300 block E State Street

Vincent Mancini, Attorney, Dennis Slostad, Media Real Estate Advisor, and Jim DiNoda on behalf of the owners. Chairperson Moss stated that the Commission has been advised by Solicitor Middlebrooks to not recommend approval if the plan doesn’t incorporate the proposed ordinance. Mr. Mancini explained that this plan is in full compliance with the current zoning ordinance not the proposed. Melissa Sabatino, resident agrees that they are not within the November Ordinance change regarding parking requirements. Ms. Grainer, Attorney, commented that Mrs. Sabatino was a party at the ZHB hearing with the plan for underground parking. Mr. Mancini requested a continuance. The Commission denied Mr. Mancini request due to non conformity. Tina Mason motioned that Council oppose

application as submitted due to non conformity with the zoning ordinance; seconded by Peter Williamson. Motion carried unanimously.

Zoning Hearing Board Matters

Two Single Family Dwellings – 334 N Orange Street

Vince Martini, Attorney and Vince Martini, Builder representing Stone River Builders presented a plan to construct two single-family dwellings. In order to do so they are requesting a variance for complete building coverage and a minim front yard setback. Peter Williamson motioned that Council not oppose application as submitted with the condition that all Engineer Walton's comments are incorporated at time of building permit, that the façade be in character with the rest of the neighborhood and would like to commend the applicants for working with the neighbors and the planning commission for the best plan. Vice-President Robinson agreed with Peter Williamson's comment. Peter Williamson moved that the applicants submit an alternate plan to the Zoning Hearing Board that would try to mirror the image of lot 2 onto lot 1, and prefer that the alternate plan be considered; seconded by Tina Mason. Motion carried unanimously.

Adjournment

Robert Yosua made a motion to adjourn; seconded by Peter Williamson. Motion carried unanimously. Meeting adjourned at 11:15 p.m.

Respectfully submitted,

Tara Lynn Higgins,
Administrative Secretary