

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
MARCH 2, 2004**

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

Acting Chairperson Williamson called the meeting to order at 7:30 p.m.

Approval of Minutes

Robert Yosua made a motion to approve the minutes of the Commission meeting of February 2, 2004 as submitted: Tina Mason seconded the motion. Motion carried unanimously.

Sign Permits

Joseph Malley Law Office – 15 E Second Street

Joseph Malley, Attorney is proposing to place a 5.8 sq ft freestanding sign in the front yard. The freestanding sign will recognize the law office. Chris Pavlou commented on the colors. Tina Mason asked if the sign would be illuminated. Mr. Malley replied that at this time there is no lighting. He further indicated that the base would be landscaped. Tina Mason made a motion to approve the application as submitted, seconded by Robert Yosua. Motion carried unanimously.

Naulty, Scaricamazza, & McDevitt, LTD. – 8 W Second Street

Paul Quinn, Design Brilliance presented plans to place a 4.1 sq ft wall sign on the front façade of the building. The colors are colonial blue with gold leaf lettering and the message is the name of the law office. Tina Mason asked if the sign would have lighting and Mr. Quinn indicated it would not be illuminated. Chris Pavlou requested information concerning where the second sign, a “no parking” sign would be placed. Mr. Quinn replied it would be placed in the rear of the building and Code Enforcement Officer Jeffery indicated that this is compliant. Tina Mason made a motion to approve the application as submitted; seconded by Robert Yosua. Motion carried unanimously.

Land Development & Subdivision

West End Saloon – 217-219 W State Street.

West End Partners Ed Fordyce and Randy Kessler represented by architect Robert Linn are proposing to construct a roof top deck and a Jasper Street trash enclosure in the rear of the above-mentioned property. Mr. Linn began by explaining that the applicants are negotiating a right-of-way agreement with the Borough for the trash enclosure and fire escape/rear stairs. Mr. Linn then continued to explain the details of the roof top deck. The deck will be enclosed on 3 of the 4 sides with a white vinyl fence and the 4th side is proposed to have a wrought iron railing to allow for a less enclosed atmosphere. The deck will house about 6 to 7 tables with seating for 4 to 6 people at each. The West End is proposing a menu change to more of a restaurant instead of a nightclub. The menu will include items such as baskets of clams, mussels, and fries. The stairs from the deck to the street will have an escape gate with panic hardware to allow for quick exit and prevent any entrance from the alley. The trash enclosure will be directly under the stairs and will be enclosed by gates with loaded springs and wheels. Borough Engineer Walton commented that he needs to see the sidewalk and curbing replaced and the sewer loading and the grease trap information noted on the plans. Chris Pavlou asked that if the alley were re-stripped would the Borough gain extra parking spaces. Mr. Linn agreed to look into it. Tina Mason requested information on total occupancy of the building and an impact study of the neighboring residents. Peter Williamson asked if there was anyone who would like to comment. Jeffrey Walls, 3rd floor tenant answered and explained that he is concerned with people breaking into his apartment via fire escape. Mr. Linn explained that the fire escape would have a gate to prevent anyone from entering his fire escape but Mr. Linn will work on reconstructing the fire escape to make it more secure. Mr. Walls also expressed his support in the change from a nightclub to a restaurant. Borough Engineer Walton suggested that Mr. Linn look into blending the appearance a little better. Mr. Linn agreed to review the plans. Tina Mason would additionally like to see a plan showing set-up plantings, greenery, and lighting proposed on the deck and inside. Chris Pavlou made a motion to table this plan due to lack of information on occupancy and a desire to see the agreement; seconded by Tina Mason. Motion carried 2-1 with Robert Yosua casting a vote in favor of the plan.

Barry & Lynne Green – 22-24 S Plum Street

Barry Green, property owner and Denise Yocco, proposed tenant are seeking permission to change the use of the existing office from a “B” business use group to an “M” mercantile use group. Mr. Green indicated that prior to its most recent use as a mortgage office, a retail tenant had occupied the property. No other changes are necessary. Ms. Yocco began by explaining that she would be selling Native American jewelry, rugs, art, etc. Mr. Green explained that the trash would remain in the courtyard and there are no parking requirements. Peter Williamson cautioned Ms. Yocco about allowable signage. Mr. Green agreed to review this with his tenant. Tina Mason made a motion to approve the change of use as submitted; seconded by Chris Pavlou. Motion carried unanimously.

Commonwealth Investors – 300 Block E. State Street

Vincent Mancini, attorney and Dennis Slostead, real estate advisor presented a preliminary land development plan for an apartment building. Mr. Williamson informed Mr. Mancini that the Borough Solicitor has advised the Planning Commission that the plan as presented is not a use-by-right plan in the R-3 District. In the absence of an application for variance, the Planning Commission cannot hear the application.

Mr. Mancini responded and indicated that his clients position is that the plan is in compliance with all of the applicable Borough Ordinance. He presented to the Commission an information packet summarizing all of the proceedings involving this land, dating back to 2003.

After discussion, the Commission determined that the packet should not be accepted and it was returned to Mr. Mancini. Mr. Mancini indicated he would forward the packet to the Media Borough Manger. Tina Mason made a motion to deny the application as submitted since the plan dated 1/9/04 is not compliant with Borough Code; seconded by Chris Pavlou motion carried unanimously.

Adjournment

Robert Yosua made a motion to adjourn; seconded by Chris Pavlou. Motion carried unanimously. Meeting adjourned at 9:20pm

Respectfully submitted,

Tara Lynn Higgins,
Administrative Secretary