

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

The Media Borough Planning Commission met on the above date with the following members present: Chairperson Steve Moss, William Payne, 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 was absent from the meeting.

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

Approval of Minutes

Peter Williamson made a motion to approve the minutes of the Commission meeting of March 2, 2004 with a change to the minutes of 217 W State Street to reflect the motion carried 2-1. Robert Yosua seconded the motion. Motion carried unanimously.

Sign Permits

1st Keystone Bank – 14-22 W State Street

Robin Otto, representative of 1st Keystone Bank, Lawrence Strohm, Attorney representing 1st Keystone Bank and John Gryniuk, NW Sign Company presented a plan to place several signs on the buildings at 14 and 22 W State Street to recognize the change of name to 1st Keystone Bank. Sign 1 is the ATM Sign that is a public service sign with the additional wording and company logo of First Keystone Bank. Portion containing the logo and wording will be 2.7 ft². Sign 2 is a wall sign affixed to the wall panel above the front window of 22 W State Street. Sign is to be backlit with white letters and a bronze background (23.9 ft²). Sign 3 is a wall sign to be affixed on the front of 14 W State Street. Sign is non-illuminated gold letters (3.5 ft²). Sign 4 is a wall sign that is to be affixed to the Plum Street Mall side and is non-illuminated white letters and logo (23.9 ft²). This sign replaces an existing non-conforming wall sign. The change in wording is required to be approved by Federal Banking Laws. Peter Williamson made a motion to approve application as submitted, seconded by Tina Mason. Motion carried unanimously.

In Front Real Estate – 112 W Front Street

Chairperson Moss asked the audience if there was anyone present to represent this application and there was no reply. Chairperson Moss tabled discussion until a representative is present.

Land Development & Subdivision

Sketch Plan Review – 426 E Franklin Street

Timothy Sullivan, Attorney and Robert Boccia, Property Owner presented a sketch plan to subdivide the existing lot that currently contains one half of a twin into two lots. Lot 1 would continue to house the existing dwelling and Lot 2 is proposed to have a single-family dwelling constructed upon it. While significantly below the required lot area in the R-2 district, Lot 1's lot area would be consistent with the rest of the block. Lot 2 would require a number of variances to permit construction. Peter Williamson asked why not construct a duplex to lessen the variances that would be required. Robert Yosua shared the same view as Peter Williamson. Mr. Sullivan expressed the belief that a single family dwelling would fit better into the neighborhood. Chairperson Moss spoke on behalf of the Commission by stating that he believes no one is in favor of this sketch. Mr. Sullivan understood and will discuss with his client before moving forward.

Twin Home – 509 N Olive Street

Ross Hellings, R. C. Hellings, Inc. and Gus Houtmann, G.D. Houtmann and Son are proposing to subdivide the existing lot of 13,300 ft² into two lots of 6,650 ft². Each lot is proposed to contain one half of a twin. Currently they are just seeking approval for the subdivision and will address all land development issues next month. Borough Engineer Walton mentioned that prior to the meeting in May all concerns listed on his memo dated 4/2/04 must be addressed. William Payne made a motion to approve the application as submitted with the condition that all the Borough Engineers concerns are addressed. Tina Mason seconded motion. Motion carried unanimously.

West End Saloon – 217-219 W State Street.

West End Partner Ed Fordyce represented by architect Mike Wells presented to the Commission in March their proposal to construct a roof top deck and dumpster enclosure. In March the Commission had some concerns that Mr. Wells addressed this month with a revised plan dated 3/22/04. Tina Mason was not satisfied that people would not exit in the alley and requested that a sign be posted to reflect entering into a roadway on the bottom gate as a warning. Chris Pavlou still is concerned that someone would try to use the fire escape gate designated for the tenants to gain access to the apartments. Mr. Wells explained that they would increase the height of the gate to help prevent the reaching over and opening. Mr. Fordyce agreed to post a warning sign on the bottom gate to address Tina Mason's concern. Peter Williamson made a motion to approve the revised plans dated 3/22/04 as submitted with the condition that the above concerns are enforced and that the Right-of-Way Agreement is signed. Motion carried unanimously.

Zoning Hearing Board Review

Horizon Services, Inc. – 845 N Jackson Street

Dave Geiger, Media Gateway Partnership is seeking approval from zoning to maintain the existing one-story, non-conforming storage unit currently located on the rear of the structure. Horizon Services, Inc. is using this structure for storage to support the office. Tina Mason inquired into the landscaping and sidewalk/curbing plan that was approved and attached as a condition to the change of use application. Mr. Geiger explained that due to the weather they have been unable to begin but are scheduled to begin in 2 weeks. Tina Mason also questioned the condition placed on the approval regarding no vehicles parking overnight. Mr. Geiger explained that the condition was that not more than one vehicle would be parked overnight occasionally. Tina Mason reported that a truck has been parked at the Providence Road curb for several weeks and its advertising is very distracting and should be moved to a different location. Mr. Geiger agreed to park the truck in a different location on the lot temporarily. Mr. Geiger explained that all the cooler equipment that was in the storage unit has been removed and it is strictly just a storage unit for them. Peter made a motion to not oppose the application as submitted, seconded by Chris Pavlou. Motion carried 5 to 1 with Tina Mason casting the opposing vote.

F. Clemens/Deck – 20 Manchester Ave

Frances Clemens, Property owner is seeking relief from zoning to allow construction of a 14 x 12 deck on the rear of her townhouse. Ms. Clemens explained that she is trying to better her property and believes her rear yard is in dangerous condition. Robert Yosua requested information regarding the neighborhood. Ms. Clemens explained that everyone of her neighbors has a deck and that her house looks beat up. Robert Yosua made a motion to not oppose application as submitted, seconded by Peter Williamson. Motion carried unanimously.

62 Apartments – 411 Manchester Ave

Gail Ahrens and George Beer, Delaware Valley Development Company are seeking to amend the currently in place special exception that was granted in 2001 and recently extended through July 28, 2004. That special exception authorized 58 luxury apartments. The applicant wishes to amend this to 62 apartments.

If the current parking ratio requirements are applied to the application, the courtyard will need to be paved to accommodate the additional parking. Peter Williamson expressed his concern over the courtyard being paved to accommodate parking. Mr. Beer noted that Delaware Valley restricts through lease the number of vehicles one of their tenants may have on site.

Tina Mason stated that she believes that the school district is currently maxed and that the town is beginning to upscale from apartment complexes to large townhouse developments. She expressed concern over the number of school age children the project would bring.

Chairperson Moss requested feedback from Borough Engineer Walton. Mr. Walton indicated that the majority of the parking is in Nether Providence Township and as such must be addressed there. He further indicated that landscaping and noise levels must be addressed in the final adjudication.

Planning Commission members expressed the position that this was a new application rather than an amendment. It is noted that prior to the meeting and during the work session the majority of the Commission members were made aware of the opinions of both the Borough Solicitor and the Zoning Hearing Board solicitor that the required review is for the difference between 58 and 62 units. Based upon the desire of the Commission to have additional information, the applicant granted on the record a waiver of MPC timeframes and will reappear at the May meeting with answers to the questions raised by the Commission.

Adjournment

Peter Williamson made a motion to adjourn; seconded by Robert Yosua. Motion carried unanimously. Meeting adjourned at 10:10 pm

Respectfully submitted,

Tara Lynn Higgins,
Administrative Secretary