

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

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

Chairperson Moss called the meeting to order at 7:31 p.m.

Approval of Minutes

Peter Williamson made a motion to approve the minutes from the June 1, 2004 Planning Commission meeting. Robert Yosua seconded the motion. Motion carried unanimously.

Sign Permits

311 S Orange Street – Christ Episcopal Church

Stanley Rines Jr. is proposing to place a freestanding sign in the front yard of the above address. The size of the sign is 7 sq ft and is a triangle with arched sides. Peter Williamson explained to Mr. Rines that the sign must be placed in a landscaping bed to which Mr. Rines agreed. Peter Williamson made a motion to approve the application as submitted with the condition that the sign is placed in a landscaping bed; seconded by Bill Payne. Motion carried unanimously with Tina Mason abstaining.

37 E State Street – Quotations Restaurant

Owner, Mike Burk is proposing to place an awning sign on the front façade of his restaurant. The sign is 8.3 sq. ft. with white lettering on a dark green background. Code Enforcement Officer Jeffery made the commission aware of the current corrugated aluminum that covers the façade of the building. Mr. Burk agreed to paint it to make it aesthetically pleasing. Peter Williamson made a motion to approve the application as submitted with the condition that the corrugated aluminum be painted; seconded by Tina Mason. Motion carried unanimously.

610 Painter Street – Concord Auto Body

Mike Howett, American Sign Co., Inc. is proposing to place a 50 sq. ft. wall sign on the front façade of the above address. Peter Williamson made a motion to approve the application as submitted; seconded by Tina Mason. Motion carried unanimously.

Zoning Hearing Board Review

411 Manchester Ave – Apartment Complex

George Beer, a principal of the Delaware Valley Development Group is requesting a zoning variance to preserve the existing landscaped courtyard. This variance would lower the provided parking from the required 128 spaces to 117 spaces. Borough Solicitor Middlebrooks pointed out that they should also request an extension of the current special exception to work things out with Nether Providence Township since a portion of the parking area is in Nether Providence. Tina Mason asked that the location of the dumpster pad be shown on the plan. Peter Williamson made a motion to not oppose the requested extension of the special exception and parking variance. Peter Williamson also noted that he feels that removing the courtyard to establish more parking would be deleterious to the property. Robert Yosua seconded the motion. Motion carried unanimously.

Land Development & Subdivision

217 N Edgmont Street - Subdivision

Tim Sullivan, attorney presented a plan to subdivide the existing lot into two lots. One lot would be a buildable lot and the other will continue to house the existing old Victorian home. Peter Williamson asked if the owners had thought about leaving the existing driveway for the buildable lot and creating a new drive for the existing lot on either side of the house. Mr. Sullivan explained that they have and decided that it will detract from the beauty of the existing house. Peter Williamson made a motion to oppose the application due to the opinion of the Borough Solicitor that when the area of the driveway proceeding to the existing house is subtracted from the lot area of the newly created lot, the new lot does not meet the R-1 lot area requirements; seconded by Chris Pavlou. Motion carried unanimously with Bill Payne abstaining.

509 N Olive Street – Twin Houses

Gus Houtman, G.D. Houtman & Son and Ross Hellings, R.C. Hellings presented a final plan to construct a twin dwelling. Engineer Walton explained that the State is requiring that there is a maintenance plan for drainage improvements and that it is recorded in the deeds. Peter Williamson suggested that the proposed trees be two purple leaf plum trees in front and two red maples in the back. Mr. Hellings agreed. Tina Mason made a motion to approve the application as submitted with the above-mentioned conditions. Bill Payne seconded motion. Motion carried unanimously.

Sketch Plan Review

W4th & N Olive – Single Family Dwellings

Tim Sullivan, attorney presented a plan to create two single-family dwellings lots at the above addresses. Option #2 allows for the least amount of variances. Mr. Sullivan

explained that they would request a change in lot lines and a front yard variance due to the required setbacks. Option #1 requires more variances be requested. The Planning Commission recommends option # 2.

Closing Discussions

Sewer/Planning Module Reviews

400 N Orange Street – Planning Commission recommended approval
525 N Orange Street – Planning Commission recommended approval
334 N Orange Street – Planning Commission recommended approval

Borough Engineer Walton explained that the PA DEP is now requiring that every request for a tie in conform to the Borough Act 537 sewer plan.

Flag Lot Ordinance Review

Chairperson Moss explained that the Planning Commission members should e-mail any and all comments to him and he will make a final draft for Borough Council and forward this to Code Enforcement Officer Jeffery by July 9, 2004.

Adjournment

Robert Yosua made a motion to adjourn the meeting; seconded by Chris Pavlou. Motion carried unanimously. Meeting adjourned at 9:50 pm

Respectfully submitted,

Tara Lynn Higgins,
Administrative Secretary