

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
SEPTEMBER 7, 2004**

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

Vice-Chairperson Payne called the meeting to order at 7:35p.m.

Approval of Minutes

Peter Williamson made a motion to approve the minutes of the August 3, 2004 Planning Commission Meeting. Chris Pavlou seconded the motion. Motion carried unanimously.

Sign Permits

415 E Baltimore Ave – Fabulous Fitness

Letitia Mayo, proprietor is proposing to place two wall signs and to add a panel to the existing freestanding sign. Code Enforcement Officer Jeffery stated that all signs are compliant with the current zoning ordinance. Peter Williamson made a motion to approve the application as submitted with the condition that the overall freestanding sign square footage not exceed 50 square feet and to recognize that the Hall of Fame sign is an interior sign. Chris Pavlou seconded the motion. Motion carried unanimously

101 W Baltimore Ave – Bank of America

Frank Cawley, Project Manager presented an application to reface the existing Fleet Bank signs with signs that would recognize the banks name change to Bank of America. Code Enforcement Officer Jeffery stated that all signs are compliant. There are two directional signs at the Olive Street parking lot entrance of 2.9 sq ft each. While these signs are over the exempt 2 sq ft limit for directional signs, their square footage when added to that of the monument sign and the 10 ft² wall sign for the second floor tenant does not exceed the 50 ft² permitted for the Olive Street side. Peter Williamson made a motion to approve the application as submitted. Robert Yosua seconded the motion. Motion carried unanimously.

Land Development & Subdivision

610 Painter Street – Concord Auto Body

Tim Philips, owner and Steve Cooper, engineer presented a plan to construct a 960 sq ft single story building to house a paint booth. Currently the paint booth is inside the

existing building. Borough Engineer Walton is working with the applicants on a compliant storm water management plan. Peter Williamson made a motion to approve the application as submitted with the condition that all of Borough Engineer Walton's concerns are addressed; seconded by Robert Yosua. Motion carried unanimously.

128 E State Street – Collins and Company

Owner, Brian Collins, previously received zoning relief from driveway width and landscaping and buffering requirements to install a driveway. The owner is seeking final approval for a minor land development. Peter Williamson requested that the tree in the front be a Willow Oak tree and a Red Maple in the rear. Robert Yosua made a motion to approve the application as submitted with the condition that all of Borough Engineer Walton's concerns are addressed; seconded by Chris Pavlou. Motion carried unanimously.

448 E Baltimore Ave – Nova Bank

Bob Smik, Nova Savings Bank and Van Potteiger, Architect are proposing to change the use of the above-mentioned property from an assembly to a business. They are going to reconfigure the parking lot to add additional low maintenance landscaping. Greenery with some perennial plantings will replace the existing concrete outdoor dining area. Façade enhancements such as adding brick and stucco will occur. Robert Yosua asked why one drive through lane serves two tellers. Mr. Potteiger explained that it makes for a safer transition into the two teller points. Peter Williamson suggested that since the dumpster and enclosure are to be removed from the parking area that they could remove the existing concrete and plant grass. Peter Williamson also suggested planting a Red Maple or a Spruce to allow for better shade. Mr. Potteiger agreed to look into it. Vice-Chairperson Payne questioned Borough Engineer Walton regarding installing a no left turn sign at the Baltimore Avenue curb cut. Borough Engineer Walton explained that it is a Penn Dot issue. Chris Pavlou requested the exterior lighting be in the same decorative fashion as the neighboring gateway properties. Borough Engineer Walton suggested that the sanitary sewer be cleaned. Peter Williamson made a motion to approve the application as submitted with the condition that Borough Engineer Walton's comments are addressed and that the lighting and the landscaping comments made by the Commission are considered; seconded by Chris Pavlou. Motion carried unanimously.

7 S Providence Road – Lot Line Adjustment

Tim Sullivan, Attorney representing Providence Monthly Meeting and Tom Kelly, Attorney representing the Boudazin family presented plans proposing a lot line adjustment in order to have a larger rear yard for the existing single family dwelling. Mr. Kelly mentioned that they have withdrawn the request to abandon the paper street (Meeting House Road). Chris Pavlou made a motion to approve the lot line adjustment. Robert Yosua seconded the motion. Motion carried unanimously.

Closing Discussions

Sewer Module for 506-510 N Orange Street Chris Pavlou made a motion to approve the application as submitted; seconded by Robert Yosua.

Adjournment

Robert Yosua made a motion to adjourn the meeting; Chris Pavlou seconded the motion. Motion carried unanimously. Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Tara Lynn Higgins
Administrative Secretary