

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
September 5, 2006**

The Media Borough Planning Commission met on the above date with the following members present: Chairperson Robert Yosua, Vice Chairperson Chris Pavlou, Bill Payne, Steve Moss, Larry Morroni and Tina Mason. Also present were Code Enforcement Officer Jeffery, Engineer Walton, Town Planner Comitta and Councilperson Peter Williamson. Kevin Matson was absent. Bill Payne needed to leave at 8:30 p.m. Chairperson Yosua opened the meeting at 7:30P.M.

Approval of Minutes

Bill Payne made a motion to approve the Planning Commission Meeting minutes of June 6, 2006, July 5, 2006 and August 1, 2006. Larry Morroni seconded the motion with the correction that the August 1, 2006 minutes reflect that Bill Payne made a motion for Council to approve one of the applications as opposed to approving the application himself. Motion carried unanimously.

Sign Applications

502 E. Baltimore Avenue-Manhattan Bagel-Jak Kim

Joe C. Sign

Joe Costa represented the applicant. Applicant proposes to reface the existing free-standing sign and reface and reconfigure the two (2) wall signs. Code Enforcement Officer Jeffery completed technical review of application. There was significant discussion related to the lack of landscaping at this property especially given its gateway entrance to Media Borough. There was also discussion related to a previously landscaped area being paved over. Mr. Kim discussed façade improvements he was making to the property. Mr. Kim felt the cost of relocating the sign was very expensive but he was willing to lower the sign and add landscaping. He understood that this location was a gateway to Media. Chris Pavlou made the motion to approve the two canopy signs and the free standing sign on condition that the free standing sign be at a height equal to the LukOil sign across the street or 15' whichever is lower. In addition, applicant needs to add landscaping around the base of the sign in compliance with the code and to add landscaping around the perimeter of the property. Steve Moss seconded the motion. Motion carried unanimously.

306 Manchester Ave-Crew Kids Choice Day Care Center-Sonya Crew

K C Sign-Bill Clark

Bill Clark reviewed the sign application. Applicant proposes to install a freestanding sign. Code Enforcement Officer Jeffery completed technical review of application. Tina Mason made a motion to approve the application as submitted on condition that all other signage and banners be removed and that the area around the base of the sign be landscaped as defined in the code. In

addition, the sign must be located 10 feet inside the curb to insure the sign is out of the right of way on Manchester Avenue. Steve Moss seconded the motion. Motion carried unanimously.

45-47 E. State Street-Vision Care

Rainbow Awnings-Tom Anderson

Tom Anderson represented the applicant. Applicant proposes an awning sign on the State Street face of the building. Code Enforcement Officer Jeffery completed technical review of application. Applicant, Ms. Fediw, would prefer the color purple. Mr. Anderson reviewed another color called Ocean Blue that Ms. Fediw approved if the color purple was not acceptable. The canopy of the property next door is burgundy. Tina Mason made a motion to approve the application as submitted on condition that the color is Ocean Blue with white lettering and that it must have a clearance of 7' to lowest point of the canopy framework as defined in 311-96D of the Code. Chris Pavlou seconded the motion. Motion carried unanimously.

Land development/subdivision applications

Minor Land Development-Change of Use

332 W. State Street-Kitty McFarland

Kitty McFarland, applicant, reviewed the proposed application to establish an antique store. Code Enforcement Officer Jeffery completed technical review of application. Applicant had been granted a use variance from the Media Borough Zoning Hearing Board. Engineer Walton discussed use of rain barrel for storm water management. There is currently no request for signage. Steve Moss made a motion that Council approve the application on condition the shutters and window box identified as part of Zoning Board recommendations be installed, that rain barrels be used, if possible, for storm water management. Tina Mason seconded the motion. Motion carried unanimously.

Minor Land Development-Change of Use

28 W. State Street-Celtic Crossing

Frank Hamilton-Jeremy Tanner

Frank Hamilton reviewed application. He explained proposed use split 50% between retail sales and 50 % dermagraphics and body piercing. The retail sales area will occupy the front part of the space. There was discussion of building rehabilitation and trash enclosure. Applicant will work with owner to rehabilitate items discussed including stucco repair, repainting, replacement of the door on the Southeast corner of Baker Street, parking bumpers or bollards need to be added to prevent vehicles from driving into applicant space. Owner of property must clean Plumstead ventilation fans. Engineer Walton discussed use of rain barrel for storm water management. Used needles will be picked up similar to pick up process for medical waste. Health Officer will visit business and review process. Chris Pavlou made a motion that Council approve the application on condition the building rehabilitation items reviewed be completed, that a trash enclosure be built, that rain barrels be used for storm water

management, that staff use the top level of parking garage, that hours of operation are from 11:00 a.m. to 9:00 p.m. Mondays through Saturday. Hours on Sunday are noon to 9:00 p.m. Steve Moss seconded the motion. Motion carried unanimously.

**Review of matters enroute to September 28, 2006 Zoning Hearing Board
Minor Land Development-Change of Use**

600 N. Jackson Street-Broadway Bound Dance Academy-Donna Ranalli

Paul Padien reviewed the application. Ms. Ranalli discussed class sizes and hours of operation. There was discussion related to impact to surrounding residential areas with increase traffic and noise. Engineer Walton discussed adding a flow well for storm water management. Several residents expressed both concern and support of the application. Steve Moss made a motion that Council not oppose the application with the following conditions:

1. classes not start until 4:30 p.m. on weekdays with the exception of Wednesdays when one class starts at 1:30 p.m.
2. classes end no later than 9:30 p.m. on weekdays and end no later than 5:00 p.m. on Saturday.
3. no activities on Sunday other than the photo sessions scheduled on several Sundays per year.
4. maximum attendance is to be 24 students per hour.
5. Broadway Academy/Media Real Estate will provide sound proofing sufficient to prevent noise transmission into adjacent residential neighborhoods.
6. all student parking will be contained upon the lot of 600 N. Jackson Street.
7. Broadway Bound will "police" the parking lot for stragglers from class and move them off the premises.
8. Borough Engineer's recommendations are met.
9. Code Enforcement Director's conditions identified in the Administrative Summary related to dumpster enclosure, façade enhancements, landscaping enhancements, particularly adjacent to the applicant suite on the 6th street hillside, and parking surface enhancements need to be met.

Larry Morroni seconded the motion. Motion carried 3 to 2. Chris Pavlou and Tina Mason voted nay.

415 S. Providence Raod-Hampton Inn

Pinnacle Hospitality Group LLC

Gary Hesselbacher and Chet Patel, Principals

Applicant is seeking variances to construct a 116-room hotel with associated signage. Bill Kerr represented applicant. Mr. Kerr reviewed revised proposal which lowered the height of the hotel, reconfigured the parking plan and traffic patterns. The engineer, Bill Wendling, reviewed the site plan, building orientation, traffic flow, trees, and landscaping. There was also discussion related to the proposed hotel signage. Real Estate agent, Carey Dyer reviewed research he was able to do related to the effect on residential property values adjacent to a hotel. There was limited information available. There was significant discussion

from both Planning Commission members and audience residents related to height of hotel, safety issues, noise, trash and traffic. Steve Moss made a motion that Council oppose the proposal and the requested variances related to the height of the building, the number of floors and the square footage of signage because the proposal did not prove that applicant was seeking the minimum variance, that five stories would set a bad precedent, and there is no formal traffic study. Tina Mason seconded the motion. The motion carried 3 to 2 with Chris Pavlou and Robert Yosua voting nay.

Adjournment

Chris Pavlou made a motion to adjourn the meeting at 11:55 P.M.; seconded by Steve Moss. Motion carried unanimously.

Respectfully Submitted
September 27, 2006
Mary Jane Boyland
Administrative Assistant