

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
AUGUST 7, 2001**

The Media Borough Planning Commission met on the above date with the following individuals present: Vice-Chairperson Peter Williamson, Don Bak, Tina Mason, and Chris Pavlou. Also present were Code Enforcement Officer Jeffery, Borough Manager Smith, Vice-President Robinson, and Secretary Higgins. Chairperson Steve Moss, Bill Payne, and Gordon Grimditch were absent from the meeting.

Vice-Chairperson Williamson called the meeting to order at 7:44 p.m.

Approval of the Minutes

Tina Mason made a motion to approve the minutes of the Commission meeting of July 10, 2001. Chris Pavlou seconded the motion. Motion carried unanimously. Secretary Higgins submitted January and February minutes to the Commission for approval. Don Bak made a motion to approve the minutes of the Commission meeting of February 6, 2001. Chris Pavlou seconded the motion. Motion carried unanimously.

Sign Permits

Abracadabra Auto Detailing Business Office – 306 E. Baltimore Pike

Brian Valentine, Business Owner, requested to place two 1' x 6' inserts into the existing free standing sign on the corner of Baltimore Pike & Radnor Street. Code Enforcement Officer Jeffery stated that the application meets all requirements. Don Bak made a motion to approve the application as submitted; seconded by Tina Mason. Motion carried unanimously.

Abracadabra Auto Detailing Shop – 326 E. Baker Street

Brian Valentine, Business Owner, is proposing to place a 4' x 5' wall sign on the front facade of 326 E. Baker Street. The Sign will reflect Abracadabra Auto Detailing. Code Enforcement Officer Jeffery explained the sign meets all regulations but would like to verify the width of the garage. Tina Mason made a motion to approve the sign as submitted with the condition Code Enforcement Officer Jeffery verifies the width of the garage; seconded by Don Bak. Motion carried unanimously.

Sketch Plans

Media District Court – 347-349 E. Baltimore Ave.

Gene Jarrell on behalf of Valdig Investors is proposing to build two 200-foot additions to properties located at 347-349 E. Baltimore Ave., (Media District Court). Tina Mason inquired about the feasibility of a reverse subdivision to enable this property to have one tax parcel ID. Tina Mason made a motion to approve the application with the above listed condition; seconded by Chris Pavlou. Motion carried unanimously.

Variance Recommendations

Townhouses – Lewis Property – 100 N. Providence Road

Robert Ewing (attorney) and George Palumbo (architect) are requesting a special exception to authorize their proposed townhouses. Also, to separate six townhouses into two groups of three, applicant further requests to permit side yards of 10.45' each for lots 3& 4 and to permit the lot coverage of 46% on lots 2&5. Lastly, they would like a variance to exceed the height limit of 35 feet. Tina Mason made a motion to recommend council not oppose their application with the exception of the forty-five feet height variance; seconded by Chris Pavlou. Motion carried unanimously.

Single family-Semi-detached dwelling – Edwards Property – 334 N. Orange Street

Robert Ewing (attorney) and George Palumbo (architect) are requesting a special exception to authorize redevelopment of semi-detached dwellings on the Edwards Property. The configuration they are proposing requires several dimensional variances including front, side, and rear yards, height, and building coverage. Don Bak made a motion to recommend council oppose this application; seconded by Tina Mason. Motion carried unanimously.

McDonalds Restaurant - 220 E. Baltimore Ave.

Tina Mason submitted a letter to the Commission disclosing her prior employer as McDonalds Inc. Don Bak also abstained from the vote due to his son's interest in the business.

Donald Petrosa (attorney), Mike Fisher (real estate representative), Nancy Van Kleunen Curran (senior project manager), and Michael Jeitner (Bohler Engineering, Inc.) were in attendance to present plans for a new McDonalds Restaurant, replacing the Arby's Restaurant. Their plan requires a few variances and a special exception. The variances consent of landscaping requirements, loading and unloading areas for delivery trucks, allowable square footage for directional signs, menu board, and wall signs. Peter Williamson suggested that more trees be added to the original plan. Chris Pavlou made a motion to recommend Borough Council not oppose the application; seconded by Tina Mason. Motion carried unanimously.

Closing Discussions

The next Planning Commission Meeting is scheduled for September 4, 2001.

Adjournment

Don Bak made a motion to adjourn the meeting; seconded by Chris Pavlou. Motion carried unanimously. Meeting adjourned at 10:10 p.m.

Respectfully submitted,

Tara Lynn Higgins
Administrative Secretary