

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
SEPTEMBER 4, 2001**

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

Chairperson Moss called the meeting to order at 7:34 p.m.

Approval of the Minutes

Tina Mason made a motion to approve the minutes of the Commission meeting of August 7, 2001 with the condition amendments are made to 220 E. Baltimore Ave. noting that Tina Mason submitted a letter prior to discussion disclosing her prior employer as McDonalds Inc. Also, Don Bak abstained from the vote due to his son's interest in the corporation. Peter Williamson seconded the motion. Motion carried unanimously.

Chairperson Moss requested Secretary Higgins to make minor revisions to the Planning Commission Officials List. Secretary Higgins will incorporate the revisions and distribute via e-mail.

Land Development

Expansion – 8 W. Front Street

Peter Williamson stated he would like to recuse himself from the discussion due to business arrangements with Robert Linn.

Robert Linn (architect) is proposing a two-story, 265 square foot addition off the rear of the existing office building. Tina Mason voiced concern with the fact there is only a side yard of 3 feet. Code Enforcement Officer Jeffery addressed the concern by explaining that it was his understanding that the Solicitor's opinion was not to exceed the existing walls.

Peter Williamson inquired about the storm water management. Mr. Linn replied by stating a pipe would be placed underground with inlets attached. Peter requested that the pipe be placed 2 ft deep in the ground, Mr. Linn will comply. Code Enforcement Officer Jeffery added that the Engineer would like to request security lights, trash receptacles, seepage vents, and a 10 to 25 year storm management plan.

Don Bak made a motion to approve application with the conditions listed above; seconded by Bill Payne. Motion carried unanimously.

Subdivision & Land Development

Townhouses – 334 N. Orange Street

Robert Ewing (attorney) and George Palumbo (architect) are presenting (third time) a plan to develop townhomes on the above listed property. The plan now calls for 4 townhouses connected by a breezeway, however they still are seeking zoning relief.

The first variance consists of the lot area on lots 2 & 3. The ordinance requires 1,800 square foot; they are proposing 1,550 square foot. The second relief deals with building coverage, the ordinance requires 45%, they are requesting 48%.

The last variance deals with the size of the front yard. The ordinance requires 25 feet; they are able to provide 14 feet on lots 2 & 3 and 10 feet on lots 1 & 4, which then creates the need for a variance in the rear yard. Chairperson Moss recommended on behalf of the Commission that they move the front yard 6 feet closer to the street to make the rear yards larger. In doing they are eliminating the rear yard variance and are providing safer lots.

Tina Mason made a motion to recommend to application to Council with the conditions listed above; seconded by Bill Payne. Motion carried unanimously.

Closing Discussions

Just For You Lingerie and Gifts – 13 E. State Street

Chairperson Moss began the discussion by stating he believes there are a lot of legal issues that need not be discussed. Chairperson Moss continued by inquiring if Bill Congdon had any comments. He replied “no.” The first issue that they discussed was whether 13 E. State Street was within the 1,000 feet of the Media Elementary School. It was determined that they are 400 feet from the school.

Tina Mason motioned that Council oppose the request; seconded by Chris Pavlou. Motion carried unanimously.

The next Planning Commission Meeting is scheduled for October 2, 2001.

Updates on Meeting

Chairperson Moss inquired about the Parking Committee Meeting, which was held on August 28, 2001. Code Enforcement Officer Jeffery replied by stating the Committee is in the process of compiling data on available spaces located through out the Borough. Bill Payne continued by stating they are also discussing the feasibility of increasing meter fees & fines. Peter Williamson mentioned the possibly of the committee reviewing the Public Parking Banners. The suggestion was recognized.

Chairperson Moss provided an update regarding the Media Business Authority Meeting that was held on August 14, 2001. Chairperson Moss stated that Thomas Comitta is working on revising definitions as requested.

Chairperson Moss expressed how he was upset to read the articles in the Town Talk that Richard Glassman wrote; he felt that Chris Pavlou was singled out and unfairly named. The Commission agreed and decided not to taken any action at this point.

Chairperson Moss requested that Secretary Higgins bring Borough Council Meeting Minutes to the Commission Meeting on a regular basis. Secretary Higgins agreed.

Adjournment

Chairperson Moss adjourned the meeting at 9:36 p.m.

Respectfully submitted,

Tara Lynn Higgins
Administrative Secretary