

**BOROUGH OF MEDIA  
MINUTES  
PLANNING COMMISSION MEETING  
OCTOBER 1, 2002**

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

Vice-Chairperson Bill Payne called the meeting to order at 7:30 p.m.

**Approval of Minutes**

Peter Williamson made a motion to approve the minutes of the Commission meeting of July 2, 2002. Robert Yosua seconded the motion. Motion carried unanimously.

**Sign Permits**

**Today's Child Learning Centers, Inc. – 350 W. State Street**

Alan Warfield, representing the First United Methodist Church and Mrs. Roada, Daycare Director presented a plan to erect a free standing sign on the eastern side of property. The sign would say Today's Child Learning Centers, Inc. They are seeking relief to use the existing sign post, which is located in the Right-of-Way to erect this free standing sign. Tina Mason motioned to approve sign as submitted with the conditions that the language and the size comply with the Borough ordinance and that the post be deemed not abandoned; seconded by Gordon Grimditch. Motion carried unanimously.

**Asian Noodle Bar – 42 E State Street**

Tim Bak, Attorney representing restaurant owner presented a plan to place awning signs on the Monroe and State Street frontages of 42 E State Street. Peter Williamson requested that the awning colors be toned down to blend with neighboring properties. Owner agreed Tina Mason inquired to what message the sign would read. Owner replied "Noodie Noodle Bar". Chris Pavlou inquired to if message was legal business name. Owner amended application for the message to read "Noodie". Peter Williamson motioned to approve application with the condition that the awning color be toned down and that the message be changed to be "Noodie"; seconded by Robert Yosua. Motion carried unanimously.

**Acme Shooster Properties – 500 Block E. Baltimore Ave.**

Mike Bayliss, representing Shooster Properties presented a plan to place a freestanding sign at the Providence Road entrance, which would recognize the businesses in the shopping center. Peter Williamson inquired to why the existing sign was removed and Borough Engineer Walton replied that it had to be moved due to the utilities. Mr. Bayliss then withdraw application.

### **Land Development**

#### **Starbuck/Subway – 443 E Baltimore Ave.**

Russ McFall, Langen Engineering presented a Final Land Development Plan to erect a Starbucks/Subway at 443 E Baltimore Ave. Peter Williamson inquired to why they didn't improve the façade of the property and Mr. McFall explained that they would like to invest their funds within the building opposed to expensive façade improvements. The Commission agreed that the green awnings are their best choice. Vice-President Robinson announced that there is a special meeting being held on October 7, 2002 to discuss unresolved issues. Borough Engineer Walton inquired to the cut sheets for street lighting. Mr. McFall explained they would be at the special meeting. Tina Mason motioned to approve application as reflected in plans dated September 30, 2002, alternate façade (green awnings), Borough of Media Welcome Sign will remain, landscaping plan, and cut sheets for street lighting must be submitted at the special meeting. Robert Yosua seconded the motion. Motion carried unanimously.

#### **New View Gifts – 311 E Baltimore Ave.**

Robert H. Linn, Architect presented a plan to demolish the existing structure at 311 E Baltimore Ave. and erect a strip mall. Chris Pavlou asked Borough Engineer Walton if he had any concerns that hadn't be addressed. Borough Engineer Walton requested that cut sheets be submitted for street lighting. Peter Williamson would like to review the landscaping plan. Peter Williamson motioned to approve application as submitted with condition that cut sheets are provided to Borough Engineer Walton and that landscaping plan are included when presented to Borough Council. Tina Mason seconded the motion. Motion carried unanimously.

#### **Asian Noodle Bar – 42 E State Street**

Tim Bak, Attorney on behalf of restaurant owner is seeking preliminary/final approval for land development to change the use of premises from mercantile to assembly. Gordon Grimditch inquired to the status of Borough Engineer Walton comments being addressed. Mr. Bak explained that they have no problem with the Borough Engineer's requests but need further guidance with the redesign of the handicap ramp. Borough Engineer Walton explained that the ramp must not disturb the brick sidewalk. Robert Yosua expressed concern about the future of delivery personnel parking. Peter Williamson made a motion to approve plans as submitted with the condition at all Borough Engineer's comments are addressed and that 15 min. parking spaces be discussed with the parking committee as

well as the loading and unloading for deliveries be in a designated area. Gordon Grimditch seconded motion. Motion carried unanimously.

Hair Salon – 413 W Baltimore Ave.

Tim Sullivan, owner proposes to change the use of the existing non-conforming garage at 413 W Baltimore Ave from a law office storage area to a hair salon occupied by the sole proprietor, his wife. Mr. Sullivan explained that he will need to install utilities and Borough Engineer Walton recommended that the parking space lines be repainted. Robert Yosua asked how many employees will the business have and Mr. Sullivan replied that his wife is the only employee. Mr. Sullivan also agreed to bring the building into conforming use when hair salon terminates business. Chris Pavlou expressed concern about odors. Mr. Sullivan explained that the odors are very minimal and should not disturb anyone. Robert Yosua motioned to not oppose application as submitted with condition that there are no other employees as well as no signage and that owner brings structure into conforming use when business terminates. Peter Williamson seconded motion. Motion carried unanimously.

Twin home – 522-524 N Monroe Street

Tim Sullivan, Attorney representing the owners, Sposato-Rayer Builders, Inc. presented a plan to subdivide the Southwest corner of Sixth and Monroe Streets. The plan requires variances from section 311-22 (B) (1), section 311-22 (B) (2), and section 311-22 (A) (3) (d) (1) for lot #1 and lot #2. John Rayer, owner, and Vince Sposato, owner were also present. Bill Payne expressed concern about the driveway and cars backing in and out. Engineer Walton explained that an easement would have to be granted to the west neighbor in order to maintain sanitary sewer lines and utilities. Peter Williamson motioned that council not oppose application as submitted with condition that an easement is granted to west neighbor and that driveway is redesigned; seconded by Robert Yosua. Motion carried unanimously.

DCIU – 400 W Jefferson Street

Barbara Burger presented a plan to establish a facility in the first floor of the existing duplex at 400 W Jefferson Street. The facility would teach young adults with mental and physical disabilities to live independently within the community. Bill Payne inquired to if these young adults are violent. Mrs. Burger replied that they are not. Tina Mason asked about how many would be there at one time. If there would be sleepovers and so are they supervised? Mrs. Burger explained that Yes, 1 to 2 young adults age 16 to 21 would have a chance to stay overnight, 6 to 8 students would occupy the apartment during the day. These students are always supervised and parking would not be an issue due to students using public transportation and dropped off by a bus. Peter Williamson motioned to not oppose application; seconded by Tina Mason. Motion carried unanimously.

**Signs going to Zoning Hearing**

**Edward Jones Investments – 325 W State Street**

Andrew Hunt representing Edward Jones Investments is proposing to place an awning sign on the west façade of 325 W State Street. The sign will read Edward Jones Investments and will be green with white. Peter Williamson motioned to not oppose application as submitted; seconded by Tina Mason. Motion carried unanimously.

**Adjournment**

Tina Mason motioned to adjourn the meeting at 11:07 p.m.; seconded by Gordon Grimditch. Motion carried unanimously.

Respectfully submitted,

Tara Lynn Higgins,  
Administrative Secretary