

**BOROUGH OF MEDIA  
MINUTES  
PLANNING COMMISSION MEETING  
NOVEMBER 6, 2002**

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

Gordon Grimditch called the meeting to order at 7:35 p.m. Peter Williamson chaired the meeting when he arrived at 8:00 p.m.

**Approval of the Minutes**

Chris Pavlou made a motion to approve the minutes of the Commission meeting of August 6, 2002. Gordon Grimditch seconded the motion. Motion carried unanimously.

Tina Mason made a motion to approve the minutes of the Commission meeting of September 3, 2002. Gordon Grimditch seconded the motion. Motion carried unanimously.

Chris Pavlou made a motion to approve the minutes of the Commission meeting of October 1, 2002. Gordon Grimditch seconded the motion. Motion carried unanimously.

**Sign Permits**

**The Sperry Building – 14 S Jackson Street**

Terry Galloway, KC Signs presented a plan to place a wall sign on the Jackson Street frontage of 14 S Jackson Street. The message on the sign would be "The Sperry Building" and would have six removable panels to recognize tenants names. Chris Pavlou made a motion to approve application as submitted; seconded by Gordon Grimditch. Motion carried unanimously.

**Emerald Wireless – 107 S Monroe Street**

Arik Ben-Ari, owner presented a plan to place a wall sign on the front façade of 107 S Monroe Street to recognize Emerald Wireless. The sign is white with blue lettering and is 17 square foot. Chris Pavlou inquired to if the sign color could match the building better maybe an off white or cream. Mr. Ben-Ari agreed. Gordon Grimditch requested that the sign be reduced to 8' 1/2 X 2' without additional 2' at top of sign. Mr. Ben-Ari agreed. Chris Pavlou made a motion to approve sign with condition that the color matches the

façade better and that the sign is reduced to 81/2X2; seconded by Gordon Grimditch. Motion carried unanimously.

Media-Providence Friends School – 301 N. Orange Street

Lynn Oberfield, Head of School, presented a plan to place a freestanding directional sign on the corner of this parcel, which contains the school parking lot. The message will be “Media-Providence Friends School” “K through 8<sup>th</sup> grade” “established 1876” with an arrow pointing towards the school. The colors will be dark letters and white background. Gordon Grimditch made a motion to recommend that council not oppose application as submitted; seconded by Chris Pavlou. Motion carried unanimously.

Real Estate Made Easy, Inc. – 434 E. Baltimore Ave.

James Brenneck, owner is proposing to place a freestanding sign in the front yard of 434 E Baltimore Ave. The message will be “434” “Real Estate Made Easy, Inc.” “610-566-2800”. The colors are blue background with gold lettering. Gordon Grimditch inquired to if the landscape would remain. Mr. Brenneck agreed. Chris Pavlou inquired to how this sign would be illuminated. Mr. Brenneck replied externally and in a matter that would not affect the residential units next door. Gordon Grimditch made a motion to not oppose application with condition that illumination doesn’t affect neighboring residential properties; seconded by Chris Pavlou. Motion carried unanimously.

Remax Gold Realty – 4A State Road

Jim Leary, owner is proposing to replace the existing internally illuminated wall sign with a new face the will read Remax Gold Realty. The sign will be 8’X2’ and the colors will be red, white, and blue lettering on a white background. Chris Pavlou made a motion to approve application as submitted; seconded by Gordon Grimditch. Motion carried unanimously.

**Minor Land Development and Subdivision**

Twin Dwelling – 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 in October and received approval from the Zoning Hearing Board on October 24<sup>th</sup>. Now they are back for preliminary-final land development/subdivision approval.

Engineer Walton explained that an easement would have to be incorporated into the plans as well as granted to the west neighbor in order to maintain sanitary sewer lines and utilities. Peter Williamson inquired to the status of the landscape plan and requested that 3 street trees be planted along 6<sup>th</sup> Street, 2 street trees along Monroe Street and truck scrubs around base. Mr. Sullivan agreed to comply with Peter Williamson’s request. Tina

Mason inquired about their intentions of keeping the brick sidewalk. Mr. Sullivan explained that the owners have every intention of maintaining the brick. Gordon Grimditch motioned that the application be approved as submitted with condition that an easement is incorporated into the plans as well as granted to west neighbor, the landscape plan is included, and that the brick sidewalk is maintained; seconded by Tina Mason. Motion carried unanimously

#### Town houses – 525 N Orange Street

Kevin Gillen, developer, as agent for Mary Edwards, owner is before the Commission to request approval for a special exception to permit townhouse use in the R-2 district. Mr. Gillen proposes to subdivide 3 lots and construct five (5) townhouses. One of these lots is the site of a recently demolished frame structure with a street address of 525 N. Orange Street.

Mr. Gillen received recommendations at the Zoning Hearing Board to consider other possibilities for ingress and egress other than Orange Street. Mr. Gillen now proposes to use Broomall Street for those purposes. Vice-Chairperson Williamson inquired if anyone from the audience had any comments. Brooke Cottman, Ed Coslett, and Louis Bodo all Scarborough Mews owners spoke on behalf of Scarborough Mews by claiming that Broomall Street is their property on the grounds that they have maintained the street for several years because it was given to them from the Borough. Engineer Walton disputed this claim by requesting proof of a deed. The men replied that their lawyers were researching this.

Tina Mason mentioned her concern regarding storm water drainage onto lower properties. Mr. Gillen will incorporate storm water drainage into his plans to address Tina's concerns. Gordon Grimditch mentioned that the end units must have a 2 ft offset from middle units. Mr. Gillen agreed to provide this on the revised plans. Tina Mason motioned that Council not oppose the request for a special exception; seconded by Gordon Grimditch. Motion carried unanimously.

#### Adjournment

Peter Williamson made a motion to adjourn the meeting at 9:50 p.m.; seconded by Gordon Grimditch. Motion carried unanimously.

Respectfully submitted,

Tara Lynn Higgins  
Administrative Secretary