

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
JUNE 3, 2003**

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

Chairperson Moss called the meeting to order at 7:30 p.m.

Approval of Minutes

Chris Pavlou made a motion to approve the minutes of the Commission meeting of April 1, 2003. Tina Mason seconded the motion. Motion carried unanimously.

Peter Williamson made a motion to approve the minutes of the Commission meeting of May 6, 2003. Gordon Grimditch seconded the motion. Motion carried unanimously.

Sign Permits

Quiznos Sub – 443 E Baltimore Ave

Jim Brent, Foremen Signs, Co. presented a plan to place a wall sign on the façade above their doors. The sign will reflect Quiznos in green and Sub in red. Peter Williamson inquired to if the colors could change to match Starbucks Coffee Sign. Jim Brent replied that Quiznos is very adamant about the colors. Peter Williamson motioned to approve signage as submitted; second by Chris Pavlou. Motion carried unanimously.

Wachovia Bank – 217 W Baltimore Ave

Jim Ellis, East Coast Sign Co. is proposing to replace the face of the existing wall sign on Veterans Square to reflect Wachovia Bank and to erect a freestanding monument sign on the corner of Veterans Square and Baltimore Ave. The signs will be white with blue. Peter Williamson requested verification that Baltimore Ave wall signage has been removed. Mr. Ellis agreed. Peter Williamson motioned to approve application as submitted with verification sign A is removed; seconded by Tina Mason. Motion carried unanimously.

Your Custom Shop – 9 E State Street

Evelyn Curcio, owner presented a plan to place a 20ft2 wall sign above the doors on the front façade of 9 E State Street. The sign has a cream background with blue lettering that will reflect Your Custom Shop. Chairperson Moss noted that the property owner did not sign the application nor has the sign installer applied for a license. Ms. Curcio explained that she would have both items resolved prior to the erection of the sign. Peter

Williamson motioned to approve application with the condition the property owner signs application and sign installer license is granted; seconded by Robert Yosua. Motion carried unanimously.

Land Development

Iron Hill Brew Pub – 30 E State Street

Kevin Davies, Manager presented a plan to erect a 9ft shadow box fence to hide the existing trash compactor. Peter Williamson questioned the size of the gates and suggested wheels be placed on bottom to help endure the pressure of the weight from the gates. Robert Yosua inquired to if the sight distance would be affected due to size of fence. Mr. Davies replied the sight distance would not be affected. Tina Mason expressed concern with the structure erected in the right-of-way, if there would be a liability and maintenance agreement between owner and Media Borough. Mr. Davies believes that an agreement would take place. Tina Mason motioned to not oppose application conditioned upon the incorporation of a liability and maintenance agreement; seconded by Peter Williamson. Motion carried unanimously.

Jerome Hardcastle – 506-510 N Orange Street

Robert Linn, Architect and Cory Hammond, Developer presented a plan to develop at 506-510 N Orange Street. Mrs. Hardcastle, owner volunteered to donate 1.25 acres to the Borough to be undisturbed. They are proposing to erect five townhouses with a common driveway establishing needs for cross easements. Penndot approved the driveway and Mrs. Hardcastle spoke to neighbors who are pleased to see the land developed. Peter Williamson inquired to why they need to build townhouses. Mr. Linn replied because he believes with the steep slope ordinance there isn't enough land to erect five single-family homes. Borough Engineer Walton stated that he must see on the plans a common parking area, ownership and maintenance of drainage facility, trash area, and buffers. Chairperson Moss inquired of the audience if anyone was available to express their comments. Kitty McFarland, Hickory Valley resident is concerned about erosion with the creeks affecting her community. Peter Williamson believes that single-family homes can be constructed with no need for variances. Peter motioned to oppose the use variance believes that the hardship criteria has not been meet; seconded by Robert Yosua. Motion carried 4 to 2 with Tina Mason and Gordon Grimditch recommending they not oppose.

Closing Discussion

Paul Robinson presented the proposed ordinance to improvement the sign requirements for the downtown alleys. Chairperson Moss inquired of the Planning Commission if there were any suggestions they would like to put forth. Chris Pavlou questioned how we could ensure that no one would erect a 20ft vertical sign and Code Enforcement Officer Jeffery explained that the sign would still need to be aesthetically pleasing. Peter Williamson feels the definition of improvements to rear entrances (façade enhancements) is too vague. Kitty McFarland, Zoning Hearing Board member suggested that putting a

percentage of improvements such as 75% of improvements to the rear like the front of store as a minim. Chairperson Moss combined all suggestions and redefined the definition to be as follows:

Façade enhancement is defined as the following: Façade enhancement occurs when the rear of the building has been substantially improved, refaced or repaired with a number of items, such as pent eaves, pilasters, cornices, arches, columns, porches, balconies, or like type features or the rear entrance has been enhanced with landscape detailing such as brick courtyard walls, wrought iron fences, pergolas, espaliers, trellis, arbors, or like type features.

Planning Commission members all agreed that this definition would be more apparent and cause less confusion.

Adjournment

Robert Yosua made a motion to adjourn the meeting; seconded by Chris Pavlou. Motion carried unanimously. Meeting adjourned at 11:15 p.m.

Respectfully submitted,

Tara Lynn Higgins,
Administrative Secretary