

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
JULY 1, 2003**

The Media Borough Planning Commission met on the above date with the following individuals present: Chairperson Steve Moss (arrived at 8:00p.m.), Peter Williamson, Tina Mason, and Chris Pavlou. Also present was Code Enforcement Officer Jeffery, Engineer Walton, Vice-President Robinson, and Secretary Higgins. William Payne, Gordon Grimditch and Robert Yosua were absent from the meeting.

Peter Williamson called the meeting to order at 7:40 p.m. and continued to chair the meeting even after Chairperson Moss arrived.

Approval of Minutes

Tina Mason made a motion to approve the minutes of the Commission meeting of June 3, 2003. Chris Pavlou seconded the motion. Motion carried unanimously

Sign Permits

Stephen's Prime – 105-107 W State Street

Guido Carusi, owner's partner presented a sign application to approve the newly erected canopy that currently reads Stephen's Prime in 3 locations, on the front and on each side, which is not permitted by Borough Sign Ordinance. An additional issue is the canopy poles located in the right of way. Chris Pavlou questioned why they erected the canopy and Mr. Carusi replied because the frame existed and assumed the ordinance allowed for it. Chris Pavlou motioned to oppose application and recommended that Mr. Carusi investigate a way to remove the poles from ROW. Chris Pavlou further explained that a canopy that size that protrudes from the building that far blocks all other signs along State Street; seconded by Tina Mason. Motion carried unanimously.

Land Development/Subdivision

Pointer Property – 28 W Seventh Street

Matthew Houtman, GD Houtman & Son presented a plan to subdivide 28 W Seventh Street into 2 lots. Lot 1 would house the existing single-family dwelling and on lot 2 construct another single-family dwelling. Peter Williamson inquired about landscaping plan. Mr. Houtman explained that he is a replacement for another person and couldn't answer. Peter Williamson suggested planting a Northern Red Oak next to driveway. Borough Engineer Walton mentioned the measurements are off on page 1 of the plans and needs plans to show how each lot will drain. Tina Mason motioned to approve application with condition that page 1 of the plans are changed to reflect proper measurements, plans show how lots will drain, and that a Northern Red Oak be placed next to driveway; seconded by Steve Moss. Motion carried unanimously.

Sketch Plan

831, 833, & 845 N Jackson Street – Media Pizza Restaurant

Robert H. Linn, architect, Tom Kontis, owner, Nasos & Uncle John from Pat's Pizzeria presented a plan to acquire ownership of 831 & 833 N Jackson Street do a reverse subdivision with 845 N Jackson to become one parcel and rotate the restaurant to face rear properties and make 831 & 833 N Jackson Street a parking lot to support the restaurant, which will improve traffic flow onto Jackson Street. The proposed parking lot is located within the residential district and will include a buffer against residential dwellings. Steve Moss expressed concern with changing the zoning district from residential to commercial. Mr. Linn replied that a condition would be the zoning line doesn't change. Tina Mason inquired to how many parking spaces that area would contain. Mr. Linn replied 20 off-street and 17 are required. The Commission expressed that they did like the concept, but were concerned about any possible zoning changes. Steve Moss feels he needs direction from Borough Solicitor Middlebrooks as to how zoning would be affected with the reverse subdivision. Robert Linn will proceed onto council with sketch plan for comments on July 17, 2003.

Closing Discussion

Steve Moss made a motion to adjourn the meeting; seconded by Tina Mason. Motion carried unanimously. Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Tara Lynn Higgins,
Administrative Secretary