

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
AUGUST 5, 2003**

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

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

Approval of Minutes

Tina Mason made a motion to approve the minutes of the Commission meeting of July 1, 2003 with the correction of which tree was suggested for planting at 28 W 7th Street. Chris Pavlou seconded the motion. Motion carried unanimously.

Sign Permits

James Gillin Law Office – 2 State Road

Chairperson Moss addressed the audience and asked if there was anyone present to represent the sign application for 2 State Road. There was no reply, Chairperson Moss tabled the application due to lack of representation.

Media Transmission – 32 W Baltimore Ave

Michael Gibbons presented an application to reface the existing freestanding sign with a yellow, red, and blue sign that would recognize Media Transmission. Sign would be 50 Sq Ft. Bill Payne made a motion to approve application as submitted at no more than 50 sq ft signage size. Tina Mason seconded motion. Motion carried unanimously.

The Queen Bead – 112 W State Street

Susan Jadruski, storeowner presented an application to replace the face of the existing wall sign. The sign would be internally lighted and would include “The Queen Bead” name, address, and phone #. Tina noted that the message across the bottom is prohibited by code “for all your beading needs” Ms. Jadruski agreed to have that removed. Chris Pavlou mentioned that the box for which the sign would be placed in might protrude from the building more than 12 inches, which is also prohibited by code. Tina Mason made a motion to approve application with the condition that the message across the bottom is removed and that the sign box doesn’t protrude more than 12 inches from the wall. Bill Payne seconded the motion. Motion carried unanimously.

Zoning Hearing Board Matters

Parking Area – 315 S Orange Street

Robert H. Linn, architect representing Christ Church presented a plan to demolish an existing, dilapidated dwelling at the above address and create a 10 space parking area for Christ Church. Access to the lot will require the loss of 2 on-street spaces. Mr. Linn plans to reverse subdivide this parcel into the church tax parcel. Chairperson Moss inquired if Engineer Walton had any comments. Engineer Walton began by stating that he wants to see the two parking spaces that are to be removed noted on the plans. He additionally had these comments: 1) Playground is blocked off from parking area. 2) Decimal levels of projected noise from additional cars. 3) Must secure a Penn Dot Highway Occupancy Permit 4) Storm Water issue can be discussed at time of building permit. Tina Mason made a motion to recommend to Borough Council that they not oppose application with the condition that all Engineer Walton's comments are addressed; seconded by Gordon Grimditch. Motion carried unanimously.

Hammond/Hardcastle – 506-510 N Orange Street

Robert Linn, Architect, representing owner Helen Hardcastle & Corey Hammond, developer is proposing to erect five townhouses with a common driveway establishing needs for cross easements. Tina Mason is concerned about the storm water management area being established on the land to be donated to the Borough. Mr. Linn explained that there would be a tri-party agreement establishing maintenance and liability. Chairperson Moss asked Engineer Walton if he had any concerns. Engineer Walton listed 15 items he would like addressed, attached is the list. Tina Mason inquired as to where mailboxes would be. Mr. Linn explained that the mailboxes would be at the start of the driveway on south side. Tina Mason suggested installing 30 ft of sidewalk along the south side to connect with Orange Street. Mr. Linn agreed. Tina Mason made a motion to approve application with condition that all the engineer's comments are addressed as well as that a separate parcel be created to contain the storm water management system to be jointly owned and maintained by the owners and that there is to be a tri-party agreement and that the sidewalk be installed as noted above on Orange Street as well as a sidewalk from the townhouses to Orange Street; seconded by Gordon Grimditch. Motion carried unanimously.

Change of Use Group

Citizen's Bank – 2 E Baltimore Ave

Gary Swartz, Architect and Jason Valence, Vice-President of Real Estate for Citizen's Bank are proposing to change the use of 2 E Baltimore Ave. Chairperson Moss asked Engineer Walton if he had any concerns. Engineer Walton expressed these concerns: 1) Needs to see security lighting on the plans 2) The street trees are looked at. 3) That a trash enclosure is created. 4) Handicap ramp and space be provided. 5) Stormwater management is deferred until time of permit application. Mr. Allen agreed to review and

incorporate comments. Gordon Grimditch motioned to approve application with condition that all the engineer's comments are incorporated; seconded by Bill Payne. Motion carried unanimously.

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