

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
SEPTEMBER 2, 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, Peter Williamson, and Chris Pavlou. Also present was Code Enforcement Officer Jeffery, Engineer Walton, and Borough Manager Smith.

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

Sign Permits

Dr. Woodrow Kessler – 415 S Providence Road

Dr. Woodrow Kessler presented a plan to reface 3 existing signs: 2 wall signs and 1 freestanding sign. All would recognize The Medical Office of Media and all are in compliance with the sign ordinance. Dr. Kessler mentioned in the future he would be looking into the feasibility of moving the wall sign on the West wall to the East wall. The commission replied that he would need zoning approval in order to do so. Peter Williamson made a motion to approve application as submitted; seconded by Chris Pavlou. Motion carried unanimously.

James Gillin Law Office – 2 State Road

James Gillin presented an application to hang a wall sign on the front façade of 2 State Road. The Commission believes that the scales of justice could not be justified as a logo under the current definition since it is not used on his card or stationery. Mr. Gillian agreed to remove logo from sign. Peter Williamson made a motion to approve application with the condition that the scales of justice are removed and that his legal address is substantiated prior to the issuance of a permit; seconded by Bill Payne. Motion carried unanimously.

Citizen's Bank – 2 E Baltimore Ave

Virginia Keffer, Philadelphia Sign Company and Jason Vallance, Vice- President of Real Estate for Citizen's Bank presented a plan to erect 3 signs: 1 freestanding monument sign 30 ft2, 1 wall sign on Baltimore Ave 19.5 ft2, and 1 wall sign on Jackson Street 20 ft2. Peter Williamson made a motion to approve application as submitted; seconded by Chris Pavlou. Motion carried unanimously with the Commission thanking the applicant for working together with the Borough on various necessary changes.

Land Development

The New Tiny Hoagie Shop – 122 Manchester Ave.

Don Bak, Architect presented a sketch plan to demolish the existing accessory structure and to add an addition to the existing building and a 2-bedroom, 2nd floor apartment. Bill

Payne inquired to trash management and Peter Williamson inquired to parking ratios. Mr. Bak agreed to address their concerns at the October Commission meeting when they appear for zoning relief.

Christ Church Parking Area – 315 N Orange Street

Robert Linn, Architect is proposing to create a parking area for Christ Church. Peter Williamson expressed concern with planting buffer on the south side. Engineer Walton noted that on the final plan he would like to see parking spaces on South Orange Street marked. Tim Sullivan property owner of 216 S. Orange Street expressed appreciation to the church for all the improvements they have made and the fine work they do. Tina Mason made a motion to approve application as submitted with the condition that the Engineer Walton and Peter Williamson comments are addressed; seconded by Robert Yosua. Motion carried unanimously.

Change Of Use Group

Restaurant – 37 E State Street

Adam Marcus, attorney represented Michael & Tracy Burke who are proposing to change the use of 37 E State Street from an office use to a restaurant use. Chris Pavlou questioned parking ratios. Mr. Marcus explained they would not need additional parking. Engineer Walton would like to see how they are going to load and unload products, trash storage, and grease & recycling. Mr. Marcus agreed to work with the engineer with his request. Code Enforcement Officer Jeffery inquired about improvement to the exterior façade and the canopy. Mr. Marcus explained that they weren't going to make any improvements on the exterior. Peter Williamson made a motion to approve application as submitted with the condition all Engineer Walton's issues are resolved; seconded by Tina Mason. Motion carried 3-2 with Bill Payne and Robert Yosua opposing.

Zoning Hearing Board Matters

Michael Gillin – 230 N Monroe Street

Robert Linn, Architect representing Michael FX Gillin who is proposing to add a 2nd and 3rd floor addition to the existing law office at 230 N Monroe Street. Mr. Linn explained that this addition meets all required codes except one. They are seeking zoning relief to allow for a 38.2 ft building height as opposed to the allowable 35ft. The height increase would just be to allow for a more aesthetically pleasing rooftop. Peter Williamson questioned as to why a gambrel roof wouldn't be possible and Chairperson Moss questioned to why a flat roof wasn't possible. Mr. Linn explained that those types of roofs would not fit the character of the neighborhood. Tina Mason expressed concerned with increase of work area but feels that a positive architectural impact outweighs her concern. Tina Mason made a motion to not oppose application as submitted; seconded by Bill Payne. Motion carried unanimously.

Garage & Deck – 201 N Edgmont Street

James Haggerty presented a plan to construct a two-story garage and 12' X 24'2" deck in the rear of 201 N Edgmont Street. The Commission expressed concern with the intentions of Mr. Haggerty. Mr. Haggerty will clarify his intentions at a later date. Mr. Haggerty requested a continuance on record to improve upon his application. Chairperson Moss mentioned that a MPC time waiver must be submitted to Code Enforcement Officer Jeffery. Mr. Haggerty agreed.

Tina Mason excused her self from the meeting due to the hour.

Garage – 201 E Front Street

Jack Doyle & Patty Johnson, owners are proposing to construct a garage, which would require 2 variances: One is for greater accessory structure coverage than allowed by code. The 2nd is to allow for a 0' setback opposed to the 3' required by code. Peter Williamson asked the applicant why they need the additional coverage. Mr. Doyle explained that they need this to accommodate a 2nd car. The Commission conveyed to the owners that they should reduce the degree of the request for variance. A motion was made to oppose application as submitted and carried 3-2 with two member objecting.

Townhouses – 311-315 E Front Street

Tim Sullivan, attorney presented a plan for Sposato – Rayer Builders to construct 3 townhouses, which would require a special exception and variances. The Commission after a brief discussion with Mr. Sullivan agreed to table actions for improvement to plan.

Adjournment

Motion was made to adjourn meeting; seconded and carried unanimously. Chairperson Moss adjourned the meeting.

Respectfully submitted,

Tara Lynn Higgins,
Administrative Secretary