

**BOROUGH OF MEDIA  
MINUTES  
PLANNING COMMISSION MEETING  
AUGUST 3, 2004**

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

Vice-Chairperson Payne called the meeting to order at 7:34 p.m.

**Approval of Minutes**

Peter Williamson made a motion to approve the minutes from the July 6, 2004 Commission meeting with a change to the land development plan for 509 N Olive Street to change the trees from red maples to purple leaf plum trees. Robert Yosua seconded motion. The motion carried unanimously.

**Sign Permits**

**205 N Monroe Street – Natural Healing Arts**

Myra Rickel and Kerry Blubaugh are proposing to add a plaque to an existing wall sign at the above address. Ms. Rickel would also like to place a free standing sign on the corner of 2<sup>nd</sup> & Monroe that would direct clients to the 2<sup>nd</sup> Street main entrance. Code Enforcement Officer Jeffery stated that he believes that the applicants should discuss a single freestanding sign with the other occupants of the building. This would be a freestanding directory sign that would include each office name and require removal of the current wall sign. Peter Williamson made a motion to approve the proposed wall sign seconded by Larry Morroni. Peter Williamson made a motion to deny the directional sign, seconded by Larry Morroni. Motions carried unanimously.

**Zoning Hearing Board Review**

**113 W Fourth & 406 N Olive Streets – New Construction**

Matthew Houtman, G.D. Houtman and Son presented plans seeking zoning relief for the above-mentioned properties. Front Yard variances are requested for both 406 N Olive and 113 W 4<sup>th</sup>. Variances for lot area and “driveway” are required for 406 N Olive. Variances to allow for 2 steps to be in the front yard are required for 113 W 4<sup>th</sup>. Peter Williamson made a motion to recommend that Borough Council not oppose, Chris Pavlou seconded the motion. Motion carried unanimously.

## **Land Development & Subdivision**

### **36 W State Street – La Belle Epoque(Pacaso)**

Loic Barniu, owner represented by architect Robert Linn is proposing a change of use of the above-mentioned property from “M” mercantile to “A” assembly. Mr. Linn explained that the parking for a 1400 sq2 building is compliant. Engineer Walton needs trash picked up more than twice a week and he also needs a storm water management plan. A first floor apartment will be vacated. Mr. Linn agreed to address Engineer Walton’s concerns. Peter Williamson made a motion to approve the application as submitted with the condition that Engineer Walton’s concerns are addressed. Larry Morroni seconded the motion. Motion carried 4 to 1 with Chris Pavlou abstaining.

### **25-35 E Baltimore Ave – New Retail Building**

Dennis Slostead, Media Real Estate and Matthew Houtman, G.D. Houtman and Son presented a plan to construct a retail building that would have retail on the first floor and offices for the stores on the second floor. The building will house two large retail stores with direct entrances from the rear parking lot and a common entrance from the front. Mr. Walton needs to see where loading and unloading zone and employee parking will be. Peter Williamson made a motion to approve the preliminary land development plan with the condition all Engineer Walton’s concerns are addressed. Robert Yosua seconded the motion. Motion carried unanimously.

## **Sketch Plan Review**

### **7-13 E Baltimore Ave – New Retail Building**

Dennis Slostead, Media Real Estate and Matthew Houtman, G.D. Houtman and Son presented a sketch plan to construct a retail building that would have retail on the first floor and offices on the second floor. The building will house two large retail stores with direct entrances from the rear parking lot and a common entrance from the front. Mr. Walton needs to see where loading and unloading zone and employee parking will be.

## **Closing Discussions**

### **Omnipoint/Voicestream Antenna – 201 W Front Street**

Vice-President Robinson explained to the Commission that Omnipoint and the County of Delaware acknowledged the failure to follow Borough process in installing the existing antenna. A negotiated settlement has been reached to permit the antenna to remain. Omnipoint has agreed to follow the appropriate process when proposing any future antenna installations.

**Adjournment**

Robert Yosua made a motion to adjourn the Commission meeting. Larry Morroni seconded the motion. Motion carried unanimously. Meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Tara Lynn Higgins,  
Administrative Secretary