

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
OCTOBER 5, 2004**

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

Chris Pavlou called the meeting to order at 7:30 p.m.

Approval of Minutes

Robert Yosua made a motion to approve the minutes of the September 7, 2004 Planning Commission Meeting; Larry Morroni seconded the motion. Motion carried unanimously.

Sign Permits

501 E Baltimore Ave – Quik Farms

Sean Muttall, Pro Sign Company is proposing to reface the existing pylon sign and the two existing wall signs to read Quik Farms. Robert Yosua inquired to what is the happen to the existing sign on the northwest corner. Tina Mason asked about removing the advertisement signs at the pump. Mr. Muttall will approach Quik Farms about removing this sign as well as the advertisement signs at the pumps. Tina Mason motioned to approve the application as submitted with the condition that the northwestern sign as well as the advertisement signs at the pump are removed. Robert Yosua seconded the motion. Motion carried unanimously.

843 N Providence Road – Schaffer Sound Productions

Robert Linn, Architects and John Schaffer, owner are proposing to place a freestanding pylon sign in the front yard at the above address and a wall sign on the front façade of the existing building that would represent Schaffer Sound Productions. The signs meet all requirements for the zoning district. Code Enforcement Officer Jeffery expressed concern with the proposal of the freestanding pylon sign and recommended a monument sign. Robert Yosua made a motion to approve the sign application as submitted with the condition that the freestanding sign be a monument sign not exceeding 8 ft. Larry Morroni seconded the motion. Motion carried unanimously.

311 E Baltimore Ave – New View Gifts

Terry Galloway, KC Signs is proposing to place a freestanding sign in the front of the above address. Robert Yosua asked about landscaping at the base. Mr. Galloway assured Robert Yosua that it would be landscaped. Robert Yosua made a motion to approve the

application as submitted. Larry Morroni seconded the motion. Motion carried unanimously.

36 W State Street – Picasso Restaurant & Bar

Loic Barnieu, Owner is proposing to place a wall sign above the front window at the above address. Code Enforcement Officer Jeffery explained that the sign is compliant. Larry Morroni made a motion to approve the sign as submitted with the condition that the sign would not project more than one foot from the building. Tina Mason seconded the motion. Motion carried unanimously.

Zoning Review

323 W State Street – Prodigy Salon

Mike Bayliss, Bayliss Sign is proposing to place an awning above the window on the front façade. Tina Mason made a motion the Council not oppose the application as submitted. Robert Yosua seconded the motion. Motion carried unanimously.

7-13 E Baltimore Ave – Retail Building

Matthew Houtmann, G.D. Houtmann and Son is seeking zoning relief to allow for a minimum front yard of 10 ft and to allow for a 3 ft encroachment into the sideyard setbacks. Borough Engineer Walton is requested a traffic study for Baker Street, storm water management and a lighting plan. Robert Yosua made a motion that Borough Council not oppose the application as submitted. Tina Mason seconded the motion. Motion carried unanimously.

Land Development & Subdivision

448 E Baltimore Ave – Nova Bank

Bob Smik, Nova Savings Bank and Van Potteiger, Architect received approval in September to change the use of the property from a restaurant to a bank reconfigure the parking lot to add additional landscaping low maintenance dogwood trees in parking area and greenery in the front with some perennials. They are proposing to do a façade enhancement, which would include brick and stucco. Mr. Smik explained that he took Peter Williamson ideas for the parking lot and spruced the landscaping up a bit and added a shade tree Red Maple. Chris Pavlou asked about security lighting. Mr. Smik said they would be maintaining the existing. Tina Mason asked about signage. Code Enforcement Officer Jeffery explained that they would come back for a sign application. Mr. Smik explained that they are currently addressing all of Borough Engineer Walton's comments. Robert Yosua made a motion to approve the application as submitted with the condition that all Borough Engineer Walton's comments are addressed and 5 additional decorative lighting fixtures around the property lines. Tina Mason seconded the motion. Motion carried unanimously.

125 W Third Street – Media Providence Friends

Robert Linn, Architect and Lynn Oberfield, Head of School is proposing to construct a new school building adjacent to the existing building. This 1 story building would contain two classroom. Robert Yosua asked about the loss of parking. Mr. Linn explained that 3 spaces are to be moved on the side of the building and that the have 5 spaces. Tina Mason requested the number of teachers and administrative staff and the number of existing parking spaces. Borough Engineer Walton asked about the buses. Mr. Linn explained that they are not on site all the time but he will note that on the plans. Robert Yosua asked about landscaping. Mr. Linn will obtain guidance from Peter Williamson and submit a landscaping plan at the time of a building permit. Tina Mason made a motion to approve the application as submitted with the condition that all Engineer Walton's concerns are addressed. Larry Morroni seconded the motion. Motion carried unanimously.

9 E State Street – Store Front Renovation

Robert Linn Architect, is proposing to renovate the existing store front at the above address. Vice-President Robinson clarified that this is strictly a façade enhancement. The Commission is in favor.

Adjournment

Larry Morroni made a motion to adjourn the meeting; seconded by Tina Mason 10:00pm.

Respectfully Submitted

Tara Lynn Higgins
Administrative Secretary