

**BOROUGH OF MEDIA  
MINUTES  
PLANNING COMMISSION MEETING  
April 5, 2005**

The Media Borough Planning Commission met on the above date with the following members present: Vice Chairperson Bill Payne, Peter Williamson, Robert Yosua, Tina Mason, Vice-President Paul Robinson, Chris Pavlou, Larry Morroni, and Bill Payne. Also present were Code Enforcement Officer Jeffery, Borough Engineer Walton. Chairperson Steve Moss was absent. Vice Chairperson Bill Payne officially called the meeting to order at 7:35 p.m.

**Approval of Minutes**

Peter Williamson made a motion to approve the minutes of the March 1, 2005 Planning Commission Meeting. Chris Pavlou seconded the motion. Motion carried unanimously.

**Sketch Plan Review**

115 5<sup>th</sup> Street-Tim Sullivan-Sketch Plan Review  
Timothy Sullivan Esq. represented CDS Properties LLC. Mr. Sullivan recapped Planning Commission concerns from previous meeting. Revised proposal Mr. Sullivan reviewed reduced number of homes by one (1). The proposed plan would now be for three singles (3) and four (4) twins. Most houses would now face on Fifth Street rather than Broomall Street. Storm water would be addressed by on lot seepage beds. Proposal includes saving as many of the large trees on Broomall Street as possible and addition of new trees added to site between groups of houses. The addition of an alley behind Fifth Street was considered and discarded due to significant drop off and loss of views. Peter Williamson thanked the developer for reducing density by one (1). Mr. Williamson also identified that current proposal is predicated on Media Borough vacating un-opened paper street. Tina Mason felt the plan might be premature until the issues related to vacating the paper street were resolved. Paul Robinson identified public hearings would be required. Mr. Sullivan acknowledged that vacating of paper street would be needed. If Borough vacates the paper street, developer can give Borough five feet on Broomall Street so Borough has 25' rather than 20' they have now. Peter Williamson identified current sketch plan shows ten (10) feet rather than the five (5) that was being discussed. If Borough does not vacate the unopened street, proposed sketch plan comes up five (5) feet short on Fifth Street. The developer would need a variance based on hardship or the plan would need to be re-configured. Tina Mason would personally like to see a plan with fewer houses. Peter Williamson suggested that when Mr. Sullivan comes back with a formal proposal that he bring back the feelings of abutting property owners.

## **Signs**

### **609 W. State Street- White Orchid Antiques**

Paul Schlenker reviewed request for two signs. A wall sign 3' by 9' by 4' and a larger property sign. In addition to White Orchid Antiques, two other tenants would be on sign. Code Enforcement Officer Jeffery responded to questions from commission that requested signage is within code as defined for a small shopping center. When questioned about what drove decision for the 50' size of sign, applicant believes bigger is better for attracting attention and also requests of prospective tenants. It was suggested to Mr. Schlenker that there be a unified, harmonious look to tenant signs, that he super impose signs on building so he has a visual when he returns; that he consider incorporating the address on the sign; that he consider downsizing sign and his plan detail appropriate landscaping such as utilization of planter boxes. Mr. Schlenker is working with a sign company and will return with plans. His objective at tonight's meeting was to obtain approval on square footage and the placement part of his sign. Peter Williamson made motion to table further review of sign until formal plans are completed. Tina Mason seconded the motion. Motion carried unanimously.

### **7 E. State Street- Salon Bella Gentle**

Kathleen McGehan reviewed application for sign and awning. The sign will be in existing frame with a new insert that includes salon name and telephone number. Code Enforcement Officer Jeffery explained that applicant could not include any advertising as part of sign unless it was part of the business' incorporated name. The applicant was permitted to do this on the inside window area of business. He further stated that sign could not exceed 20 square feet. Code Enforcement Officer Jeffery suggested that sign installer meet with him prior to any installation to avoid any confusion about square footage as it relates to addition of future logos. Ms. McGehan has already arranged the meeting. Peter Williamson made motion to approve application as submitted with the following changes: Hair, Skin and Nails be removed; that the second number be the same as the first; that the graphics be removed and sign not exceed 20 square feet. Tina Mason seconded the motion. Motion carried unanimously. A second motion was made by Peter Williamson to approve awning, the color be terracotta; the awning text will be the address in leaf gold as submitted. Tina Mason seconded the motion. Motion carried unanimously.

## **Land development/subdivision applications**

27-35 E. Baltimore Avenue-G.D. Houtman & Son, Inc.

Preliminary/Final Submission Request to demolish existing residential building and construct two (2) story retail/office building.

Stephen Wasylyszyn of G.D. Houtman & Son, Inc. represented applicant. Mr. Wasylyszyn reviewed each of the twelve (12) Borough Engineer's conditions, which were detailed in 3/25/05 NDI memo. All conditions were met or exceeded and have been added to revised plans. Borough Engineer recommended they show sewage numbers in their revised plans. Additional landscaping suggestions

**Sketch Plan Review****115 5<sup>th</sup> Street-Tim Sullivan-Sketch Plan Review**

Timothy Sullivan Esq., John Sutton and Dick Cerrilio, an engineer, represented CDS Properties. The property is over 56,000 square feet, zoned R2. Minimum lot size for twins in R2 is 3850 square feet; single requirement is 4950 square feet. The proposal is for six (6) twins and two (2) singles. Mr. Sutton described properties adjacent to 115 5<sup>th</sup> Street property. There were questions concerning number of units serviced by Broomall Street. There are currently 10 and they would be adding six (6) more. Tina Mason asked if they were seeking any variances. The only variance Tim Sullivan saw was a variance to cross steep slopes with driveway. Code Enforcement Officer Jeffery felt that paper street would require a corner lot and therefore an additional 15-foot requirement. Discussion ensued regarding if paper street in question could be open to vehicular traffic simply by Borough so designating or would abutting properties require approval. Peter Williamson noted that square footage being used for 6 twins would support 4 singles. There was additional discussion relating to potential of Media Borough vacating unopened paper street and some pros such as additional parking and cons associated with this proposal. Also discussed the seepage through steep slopes would be extensive and potential variances could be required to address the seepage issue. Alternative may be use of retaining walls. Borough Engineer suggested to applicant to work with DEP with getting an additional area from the wetlands. Borough Engineer suggested applicant look at Gillin property for storm sewer information. Paul Robinson suggested that applicant look at building single-family homes with greater than lot minimums. He suggests a market study. He believes that they could have a significant profit.

**335 W. Front Street-GS Architects-Sketch Plan Review**

Chris Gaumah, representing the applicant, reviewed proposed elevations and surrounding area. Elevation had new gateway to building with benches and plant containers. There is no change to the footprint but roof will be raised six (6) to eight (8) feet. There was a suggestion that trees be planted to break up the roofline. Next step is application for a building permit. This is not a land/development issue.

**Adjournment**

Peter Williamson made a motion to adjourn the meeting; seconded by Tina Mason at 10:55 P.M.

Respectfully Submitted  
March 18, 2005

Mary Jane Boyland  
Administrative Assistant

were made to applicant. Adjacent property owner, Paul Cavanagh, believes any development in this area of town would be an improvement but voiced concerns related to parking. Peter Williamson made motion to approve final land development plan as submitted with the following conditions; applicant add two (2) additional side steps on Baltimore Pike to provide access to two (2) side entrances; add additional landscaping along this area between relocated trees and add some seating on wide sidewalk; incorporate architectural lighting with some additional lighting. Photometric will be shown when making building permit. Chris Pavlou seconded the motion. Motion carried unanimously.

**27 W. 7<sup>th</sup> Street-G.D. Houtman & Son, Inc.**

Preliminary/Final Subdivision-Request to sub-divide one (1) lot into two (2) lots. Stephen Wasylyszyn of G.D. Houtman & Son, Inc. represented applicant Kevin and Jeffrey Otto. Mr. Wasylyszyn reviewed each of the nine (9) Borough Engineer's conditions, which were detailed in 2/21/05 NDI memo. Adjacent property owner, Chris Brown, identified survey issues she had. Discrepancies will be resolved. Borough Engineer recommended resolution involve an easement with an associated time period. The submission is compliant with zoning and exceeds minimum lot size. Engineer Walton recommended that resolution of house lateral occur before appearing before Planning Commission again. Peter Williamson made motion to approve preliminary/final plan with the following contingencies; all Borough Engineer's conditions are met to the satisfaction of the Borough; the driveway encroachment identified be resolved to the satisfaction of the adjoining parties with recommendation that a recorded driveway easement be made. Larry Morroni seconded the motion. Motion carried unanimously.

**412 W. Baltimore Pike-Linn Architects**

Preliminary/Final Submission-Request to convert residential property into offices. Robert Linn represented the applicant along with the tenant, Dr. Nancy Forrest. Chris Pavlou excused himself from discussion as he has a vested interest in the property being reviewed. Mr. Linn reviewed plans and photos of property; describing dimensions of property and proposed office use and parking considerations. Mr. Linn will change plans to reflect Borough Engineer's comments from 3/25/05 letter. Tina Mason made motion to approve minor land development in HBO district subject to compliance with engineer's letter. Peter Williamson seconded the motion. Motion carried unanimously.

**Review of matters enroute to April 28, 2005 Zoning Hearing Board**

**425 W. Front Street-Blue Route Vineyard Community Church**

Seeking relief from parking ordinance

Louis Kodumal, Esq. and Pastor Mark Tindall represented Blue Vineyard Community Church. Mr. Kodumal stated property zone R2 Residential. He cited ordinances 3-11-20, uses by special exception, subsection A " All uses allowed by special exception in R1 district are allowed in R2" and cross reference to

section 3-11-15, uses by special exception in R1 district subsection A, allows a church or other place of worship including rectory or parish house to be authorized by special exception. He also cited ordinance 311-85, common parking provision of the Borough Zoning ordinance, which allows 2 adjacent non-residential property owners to share parking space as long as the higher requirement of parking spaces is satisfied. Mr. Kodumal has a verbal agreement from adjacent business, Delaware Valley Searches, to allow church to use their parking for church services. Mr. Kodumal reviewed 1965 Zoning Hearing Board exception for Masonic Hall. Pastor Tindall gave a brief personal biography and an overview of his church. Mr. Kodumal talked through exhibits and size of meeting rooms. Several questions were asked about types of services anticipated outside the normal Sunday services. Pastor anticipates normal services such as weddings and funerals. Sunday services would be 9:30 A.M. and 11:00 A.M. There is not an intention at this time to provide day care services but if there is a community need, it may be considered in the future. A significant amount of discussion centered on the parking issue. Ordinance requires 1 parking space per 150 square feet. From rough calculations based on size of meeting rooms, it was determined that there was 6296 square feet of meeting space thus dictating 43 parking spaces would be required for the church. The original 1964 Zoning application proposed 36 spaces. Since there are no lines in the Masonic Hall parking lot, it is difficult to be definitive on the number of available spaces. Code Enforcement Officer Jeffery thinks the number is 17. Pastor reviewed parking survey completed by church member, Kevin Burwell, on Sunday morning, 4/3/05. He identified 416 spaces within short walking distance of church, particularly on West Street. Borough Engineer stated he did not have sufficient data from applicant to determine available parking. He would need to re-visit the site. There was additional discussion related to volume of parking used by Masonic Hall for their various events such as Friday night, roast beef dinners. There was a belief that parking was not an issue then. It was suggested that the Pastor meet with neighbors to identify and address their potential concerns related to parking. Paul Robinson suggested Pastor Tindall develop a future plan covering several years. He suggested the Pastor think best-case growth scenario and how they would handle increase in number of church members. He further suggested he share this plan with neighbors. Chris Pavlou made a motion that Council not oppose request for special exception/variance on the condition that Borough Engineer's recommendations are met and a letter from Media Real Estate which details that the church can use the parking lot at 321 W. State for their services be received by Code Enforcement Officer. Tina Mason seconded the motion. Motion carried unanimously.

### **Sign Review**

1 State Road-Media Real Estate

Jeffery Cadorette who represented Media Real Estate reviewed proposal for changes to face of existing sign. Media Real Estate wants to reverse coloring and provide marketing opportunity for Media Borough to promote down town

Media. Code Enforcement Officer Jeffery explained that there were no restrictions on what can be said on a freestanding sign under the current HBO. Significant discussion occurred relating to changes to sign face and if these changes required approval from the Zoning Hearing Board. It was determined that ZHB review was not required. Additionally, Media Real Estate will provide 1/3 of the sign for verbiage developed by Media Borough. Peter Williamson made a motion to approve sign as presented with condition that top third of the sign would be reserved for Borough use. Media Real Estate will work with representatives from Planning Commission to develop Borough message. Larry Morrone seconded the motion. Motion carried unanimously.

#### **Façade Review**

323 A W. State Street-Dennis Slostad

Scott Spieziele reviewed façade changes to property, which included addition of glass window to increase natural light into building. Peter Williamson made a motion to approve façade as presented. Chris Pavlou seconded the motion. Motion carried unanimously.

#### **Adjournment**

Peter Williamson made a motion to adjourn the meeting; seconded by Tina Mason at 10:30 P.M.

Respectfully Submitted  
April 14, 2005

Mary Jane Boyland  
Administrative Assistant