

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
June 14, 2005**

The Media Borough Planning Commission met on the above date with the following members present: Chairperson Steve Moss, Vice Chairperson Bill Payne, Robert Yosua, Tina Mason and Larry Morroni. Also present were Vice-President Paul Robinson, Code Enforcement Officer Jeffery, and Engineer Walton. Peter Williamson and Chris Pavlou were absent. Chairperson Steve Moss officially called the meeting to order at 6:00 p.m.

Land development/subdivision applications

313-315 W. Baltimore Avenue-Commonwealth Real Estate Investors
Preliminary/final land development submission to renovate existing commercial building and change façade.

This application review was continued from June 7, 2005 meeting.

Applicant was represented by Dennis Slostad, project architect for Commonwealth Real Estate Investors (CREI), architect Robert Linn, and Stephen Wasylyszyn of G. D. Houtman.

Stephen Wasylyszyn reviewed updated site plan, which addressed Engineer Walton's needs.

There was discussion related to traffic volume and flow with specific concerns over the safety of a left turn out of the 313 lot and the impact upon Eastbound traffic of a left turn into the lot.

It was noted that the address on final plan needs to indicate that 313 is the parking lot and 315 the building.

Tina Mason made the motion to approve application as submitted with following conditions:

- Media Borough retain right of review related to PenDot's HOP to insure safe egress
- TPD will clarify that their traffic review encompassed all three (3) tenants of the site.
- Correct the address for the building to 315 W. Baltimore
- That the automatic sprinkler system will be extended to all portions of the building and specifically include the warehouse.
- That the properties be joined through a reverse sub-division or an agreement be finalized between Borough Council and CREI that

guarantees that the parking lot will remain with the building at 315 W. Baltimore for the term of the State Store lease and that the weather portico is authorized to extend onto the 313 tax parcel. This agreement is to be recorded with the plan.

Rob Yosua seconded the motion. Motion carried unanimously.

228 Brooke Street-Rich Bondurant

Linn Architects-Preliminary/Final land development

Mr. Bondurant's property is a one half of a 2 story twin residence located upon a 26' x 140 lot in the Industrial Zoning District.

He proposes to use the property as the office and yard for his plumbing business.

Mr. Bondurant is purchasing the mini-storage building at 230 Brooke Street which allows vehicular access to the rear of 228 Brook Street.

Mr. Bondurant wants to install a new drive, create three (3) new parking spaces and develop a dumpster enclosure.

Work on 228 Brooke Street at this time will consist of basic maintenance/cosmetic improvements and life safety upgrades.

230 Brooke Street will have the first floor, Brooke Street side converted to storage for the plumbing business.

Mr. Linn reviewed the application and responded to questions concerning egress, sprinklers and basement area.

Tina Mason made the motion to approve application as submitted with following conditions:

- Engineer Walton's identified concerns be resolved.
- That the basement storage be separated from the remainder of the building by either one-hour fire rated construction or a limited area automatic sprinkler system.
- There will be no regular human occupancy of the attic or basement
- The applicant will construct a retaining wall along the South side of 230 Brooke.

Larry Morroni seconded the motion. Motion carried unanimously.

100 W. State Street-Franklin Mint Credit Union
Linn Architects-Change of ICC Use Group

Bob Linn reviewed applicant's request to change the use group from "M" mercantile to a mixed use of "B" business and "A" assembly.

The specific uses are a bank and a small coffee shop

The parking requirement of the two new use groups would be seven (7) parking spaces.

This property originally had parking at the rear, but a 1965 action of the Redevelopment Authority condemned that on-site parking in order to widen Baker Street from 33' to 45'.

In 1999 the Media Borough Zoning Hearing Board granted a variance exempting the property from the requirement to provide additional parking when a change of use group requires additional parking. This variance flows with the property.

Mr. Linn also reviewed new façade and proposed storefront renovations.

Tina Mason made the motion that Borough Council approves the application with the following conditions:

- The first three windows going south on Olive from State Street are lowered.
- The storm water inlet retrofit kit specified by the Borough engineer is installed at Baker and Olive.
- The first floor hazard areas as determined by the Fire marshal be provided with automatic sprinkler protection.
- That a dumpster enclosure be provided on Baker Street.

Vice Chairperson Bill Payne seconded the motion. The motion carried unanimously.

202-204 South Avenue-Women Against Rape (W.A.R.)

Linn Architects-Preliminary/Final reverse sub-division and land development

Bob Linn reviewed application.

W.A.R. owns buildings at 202 and 204 South Avenue, both of which are used for office and counseling space associated with their organization. The current proposal is to combine the two (2) properties into one (1) property, through reverse subdivision and link them at ground level. Currently at 204 South Avenue, the secondary means of exit from 2nd and 3rd floors is via a fire escape. A secondary exit will be created from 202 South Avenue side. The current

buildings together have 3, 165 net s.f. requiring six (6) parking spaces at the required ratio of 1/600. The new building size, (combined) is 3,574 net s.f. still requiring six (6) parking spaces. There are six (6) official spaces, which supports the zoning requirement. Tina Mason made the motion that Council approves the application on condition that items detailed in Borough Engineer's memo of May 27, 2005 are met. Additionally, the tree in the courtyard be protected and maintained. If the tree does not survive, it will be replaced with a tree possessing similar growth potential. Rob Yosua seconded the motion. The motion carried unanimously.

Adjournment

Tina Mason made a motion to adjourn the meeting; seconded by Rob Yosua at 9:00 P.M.

Respectfully Submitted
July 1, 2005

Mary Jane Boyland & Jim Jeffery