

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
September 4, 2007**

The Media Borough Planning Commission met on the above date with the following members present: Chairperson Robert Yosua, Vice Chairperson Kevin Matson, Tina Mason, Chris Pavlou, Larry Morroni, Emily Miller and Michael Kinsley. Also present were Code Enforcement Officer Jeffery and Councilperson Peter Williamson, Borough Engineer Walton and Town Planner Thomas Comitta. Daniel P. Costello and Steve Moss were absent. Chairperson Yosua opened the meeting at 7:30 P.M.

Approval of Minutes

Tina Mason made a motion to approve the Planning Commission Meeting minutes of August 7, 2007 with notation Larry Morroni was absent and Michael Kinsley abstained from approval of July 10, 2007 minutes. In addition add to the August 7, 2007 minutes that the meeting took place in Parlor Room so there is no confusion as to where the Planning Commission met on August 7, 2007. Vice Chairperson Kevin Matson seconded the motion. Motion carried unanimously.

**Review of matters enroute to Zoning Hearing Board
Lincoln and Vernon Streets-Pyramid Developers
James Buckler, Esq.**

Mr. Buckler gave an overview of the application which he believes is consistent with the neighborhood but not with current R1 zoning. Lots proposed are larger than most existing lots. Bob Linn reviewed application as it pertains to pending zoning application. He utilized exhibits previously presented at a neighborhood meeting. Mr. Linn reviewed size of lots required in R1 and R1 zones. He reviewed history of previous zoning in this area. The zoning was previously R2 and changed to R1, although according to Media Borough records the Planning Commission at that time recommended not to change the zoning from R2 to R1. Many existing parcels became non-compliant as a result of the zoning change. Several residents expressed their concerns about parking and rezoning of the entire area. Tina Mason made the motion that Borough Council not oppose the variances requested on condition developer reduce development to 8 lots, 4 twins and clarification concerning Fox Street as a paper street be obtained from the Borough Solicitor. The motion was not seconded. Vice Chairperson Kevin Matson made motion that Borough Council not oppose the four variance requests as listed contingent upon clarification of ownership or abrogation of paper street, Fox Street, and contingent upon applicant providing additional information to Borough Council for parking for the neighborhood. Chris Pavlou seconded the motion. Motion carried five to two with Tina Mason and Emily Miller opposing. .

Sign Applications**23 E. State Street-Sorella****K C Sign**

Code Enforcement Officer Jeffery completed technical review of application. Application is fully compliant. Mr. Mulholland proposes to add an awning with no illumination or signage. Larry Morroni made the motion to approve the sign application as submitted on condition applicant comply with seven (7) foot clearance required by 311-96D. Tina Mason seconded the motion. Motion carried unanimously.

130 E. Baltimore Avenue-Aura Salon-Donna Martin

Code Enforcement Officer Jeffery completed technical review of application. Sign square footage is identical to five other wall signs in the shopping center. Mr. Jeff Martin described the sign. In addition, applicant amended application to include additional signage in the existing multi-tenant sign at the property. Applicant sign will be same size as existing tenant sign. Tina Mason made the motion to approve the sign that is black with white lettering and approve addition of refacing of common sign with same black and white colors. Chris Pavlou seconded the motion. Motion carried unanimously.

114 W. Front Street-Mary E. Welch Law Office

Code Enforcement Officer Jeffery completed technical review of application. Mary Welch proposes a non-illuminated 26" x 24" wall sign with gray letters on a black background. Tina Mason made a motion to approve the sign application as submitted. Michael Kinsley seconded the motion. Motion carried unanimously.

399 E. Baltimore Avenue-Steve Taub, Allstate Insurance**Urban Neon**

Code Enforcement Officer Jeffery reviewed the application. Mr. Taub proposes to install an internally illuminated free-standing sign. The colors are blue and white. Applicant described the sign. Applicant submitted two renditions. Applicant prefers aluminum base since property is stucco and applicant believes this would look better. Michael Kinsley made a motion to approve the aluminum base sign application as submitted on condition that landscaping be completed 2 feet around monument sign as defined in code and sign is located within lot line. Vice Chairperson Kevin Matson seconded the motion. Motion carried unanimously.

203 E. Baltimore Avenue-Laundercenter-Media Real Estate**Rainbow Awnings-**

Code Enforcement Officer Jeffery completed technical review of application. Tom Anderson represented the applicant. Applicant proposes to install a blue awning across the face of the existing laundercenter with white lettering upon a

small portion of the awning. Tina Mason made the motion to approve the sign application as submitted on condition applicant comply with seven (7) foot clearance required by 311-96D and maximum horizontal projection of four (4) feet under 311-96F. Michael Kinsley seconded the motion. Motion carried unanimously.

Land development/subdivision applications

Preliminary Major Land Development

Baltimore Ave to Franklin Street, Radnor to Manchester

306 E. Baltimore Avenue-Commonwealth Real Estate Investors

Matt Houtman

Matt Houtman presented overview of preliminary plans. He discussed Parcel A will have retail on the 1st fl with offices on 2nd and 3rd fl. Parcel B will be a parking garage to service the facility. Dennis Slostad reviewed building elevation as a support to Mr. Houtman discussion of grade and height of building at 38' 6" average. Mr. Houtman discussed grade of the garage related to height ordinance, which has a maximum of 40 feet. Code Enforcement Officer Jeffery explained how height is calculated according to the ordinance. There was significant discussion related to height calculations and number of floors. Applicant will need to get Code Enforcement Officer Jeffery and the Borough Solicitor's interpretation on height requirement related to garage. There was some discussion related to items identified in Borough Engineers memo. Borough Engineer Walton suggested utilizing space in the garage for refuse and suggested meeting Mr. Houtman on site prior to the next submission of plans. A traffic impact study will be completed. Mr. Slostad reviewed an initial elevation of the proposal. Town Planner Comitta reviewed his memo of 9/4/07. In addition, he gave applicants a copy of the Baltimore Avenue overlay ordinance as a reference. There was a question about potential noise impact of cooling tower. Mr. Slostad compared noise level with that at 200 E. State Street. Mr. Slostad will address in next plan. Chairperson Yosua suggested this was an opportunity to develop a fantastic building on Baltimore Avenue.

Adjournment

Chris Pavlou made a motion to adjourn the meeting at 10:40 P.M.; seconded by Vice Chairperson Kevin Matson. Motion carried unanimously.

Respectfully Submitted
September 12, 2007
Mary Jane Boyland
Administrative Assistant