

**BOROUGH OF MEDIA  
MINUTES  
PLANNING COMMISSION MEETING  
November 7, 2007**

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

**Approval of Minutes**

Larry Morroni made a motion to approve the Planning Commission Meeting minutes of September 4, 2007. Tina Mason seconded the motion. Motion carried unanimously with Dan Costello abstaining.

Mike Kinsley made a motion to approve the Planning Commission Meeting minutes of October 2, 2007 with the notation that Chris Pavlou was a member of the sign review committee not Chairperson Yosua. Chris Pavlou seconded the motion. Motion carried unanimously with Tina Mason, Dan Costello and Larry Morroni abstaining

**Land development/subdivision applications**

Final Residential Land Development

Lincoln & Vernon Streets-Pyramid Developers-David Savar

James Buckler, Esq.

Mr. Buckler represented the applicant. He reviewed one significant change since last presentation that addresses neighbor's concerns about parking. The change was the addition of five parking spaces on Vernon Street and a change of stacked parking on side of house to parking in front of house. This configuration minimizes loss of off street parking. This revised plan had been presented to both Zoning Hearing Board and Borough Council with residents attending both meetings. The plan met with approval of the residents affected. There was significant further discussion about parking and reconfiguration of lots. Jennifer Leister stated shingle oak was the preferred tree to be planted. Engineer Walton reviewed details from the NDI memo of 9/23/07. Applicant must put iron pins on all lot corners. Applicant must change existing light to high-pressure sodium. Plan must address ownership of Fox Street. Councilperson Peter Williamson expressed concern about what tree removal would occur on rear lots. David Savar indicated he would remove scrub trees and clear undergrowth and remove poison ivy. It is his intention to retain large trees. Kevin Matson made a motion to recommend Borough Council approve application dated 8/20/07 with revision dated 10/22/07 on condition that plans incorporate the comments of the Borough

Engineer dated 9/23/07 and comments of Tom Comitta dated 11/1/07 with substitution of shingle oak for saw tooth oak; plans incorporate accessibility of houses to show access of sidewalk area between house and driveway; applicant provide deed of dedication of the parking area to include solely the parking area and not any retaining wall, fencing, or landscaping; applicant provide pins at all property corners as advised by the Borough Engineer; applicant provide proof Fox Street has been abrogated to satisfaction of the Borough Engineer; applicant use brick or stone veneer on lower half of front of house; applicant provide screening for lots 4 and 5 near parking area to avoid glare from car lights. Chris Pavlou seconded the motion. Motion carried six to two with Larry Morroni and Tina Mason voting nay.

#### Final Minor Land Development

531 N. Olive Street-Bonaventure Builders, Inc.-Nick Bonaventure

Linn Architects

Bob Linn represented to the applicant. Mr. Linn described pictorial review of properties adjacent to and surrounding property. Mr. Linn described elevation of proposed duplex with interior parking. Mr. Linn agreed to comply with eight points detailed in Borough Engineer's memo of 11/5/07. There was significant discussion concerning parking. Mr. Linn presented two plans addressing parking issue. The preference was for alternative parking plan identified as revision 2A dated 11/7/07. There was further discussion about design of structure and size of porches. Mr. Linn was directed to review Baltimore Pike ordinance for a list of trees recommended. Landscape plan to be approved by Borough Engineer. Chris Pavlou made a motion to recommend to Borough Council to approve application dated 10/18/07 with parking alternative revision 2A dated 11/7/07 on condition applicant enlarge or enhance porch detail on southern portion. Planting agreeable to Borough Engineer; single family home will be similar in design to duplex or applicant will return to Planning Commission; applicant will add window or gable on North side of building if 3<sup>rd</sup> floor is developed as living space and add a rear door on the 1<sup>st</sup> floor if practical. Tina Mason seconded the motion. Motion carried six to two with Larry Morroni and Mike Kinsley voting nay. Mr. Kinsley wanted to go on record that he was opposing application, as he didn't feel there was sufficient information for a final approval. Vice Chairperson Kevin Matson wanted it noted on record that he felt 60' right of way for a Borough street was excessive.

**Review of matters enroute to Zoning Hearing Board  
Preliminary Major Land Development  
Baltimore Ave to Franklin Street, Radnor to Manchester  
306 E. Baltimore Avenue-Commonwealth Real Estate Investors**

Matt Houtman-Vince Martini-Dennis Slostad

Mr. Martini represented the applicant. He described application and identified four variances he will be requesting from Zoning Hearing Board. Mr. Houtman reviewed each item of Borough Engineer memo of 11/2/07. He also reviewed items of Tom Comitta's memo of 11/1/07. Mr. Slostad reviewed items 5 through 5D of Tom Comitta's memo. Mr. Slostad described in detail the building elevation. Chairperson Yosua wanted renderings from multiple directions to determine visual impact of large building from pedestrian level. He wants to see all four corners and not an above shot coming down. Planning Commission wants a traffic study completed and an architectural plan with Tom Comitta's input for next Planning Commission meeting 12/4/07. It was suggested applicant meet with Community Development Committee and Tom Comitta prior to next meeting. Chris Pavlou made the motion to table the application until the next regularly scheduled Planning Commission meeting of 12/4/07. Larry Morroni seconded the motion. Motion carried unanimously. Vice Chairperson Kevin Matson made a motion at 11:15 p.m. to continue the planning meeting until 11/13/07. Chris Pavlou seconded the motion. Motion carried unanimously.

Respectfully Submitted  
November 13, 2007  
Mary Jane Boyland  
Administrative Assistant