

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

The Media Borough Planning Commission met on the above date with the following members present: Chairperson Robert Yosua, Emily Miller, Daniel P. Costello, Larry Morroni and Michael Kinsley. Also present were Code Enforcement Officer Jeffery and Councilperson Peter Williamson. Steve Moss, Vice Chairperson Kevin Matson, Chris Pavlou and Tina Mason were absent. Chairperson Yosua opened the meeting at 7:40 P.M.

Approval of Minutes

Larry Morroni made a motion to approve the Planning Commission Meeting minutes of November 7, 2007. Dan Costello seconded the motion. Motion carried unanimously.

Dan Costello made a motion to approve the Planning Commission Meeting minutes of November 13, 2007. Emily Miller seconded the motion. Motion carried unanimously with Larry Morroni abstaining.

Land development/subdivision applications

Minor Land Development-Change of Use

112 S. Jackson Street-Carol Riley

Officer Jeffrey completed technical review of the application and the change of use criteria. The property is 368 square feet. Ms. Riley described operational details of the proposed business. Ms. Riley will provide light breakfast and lunch. Most food will be brought in and not prepared at site. Applicant will also provide cakes and tea. The name of the shop will be Tea & Cakes. As there was not a quorum present at the time of Ms. Riley's review, there was no official motion to Council. However, the sense of the remarks made by the Chairperson and Planning Commission members present was positive and they wished Ms. Riley success on her new enterprise. Ms. Riley hopes to open the later part of January 2008.

Façade Review

140 E. Baltimore Avenue-Court Diner-Mike Soltis

Linn Architects

Bob Linn represented the applicant. Mr. Linn described pictorial review of existing building and façade. He also reviewed in detail the proposed enhancements. There is a potential for a small outdoor dining area. There was some discussion about the proposed railing. The Planning Commission was favorable about the proposed changes and thanked Mr. Linn for including the Planning Commission in the initial review.

**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**

Vince Mancini-Dennis Slostad

Mr. Mancini represented the applicant. He reviewed the four variances he will be requesting from the Zoning Hearing Board. Mr. Mancini pointed out the application met the height requirement on three of the four streets involved. The applicant would require a three (3) foot variance at Baltimore/Radnor Street. Mr. Mancini suggested that Council may take under advisement the need to develop some type of height formulae when more than one street is involved in an application as it is extremely difficult to an applicant to develop a compliant application. Mr. Slostad reviewed four (4) elevations taken from each corner of the building. The Planning Commission had previously requested these elevations. Chairperson Yosua requested an additional view coming down Baltimore Avenue, as you would enter the Borough Westbound. There was significant discussion on height variance requested with multiple suggestions on changing the design. It was determined that any changes to the building design would negatively affect the marketability of the rental space at Baltimore Avenue and Manchester Street. There was also significant discussion on the parking. Without the garage structure, there would be space for 34 cars. Borough Code requires 65 parking spaces for the proposed office/retail space. The parking garage would have space for 139 cars. The space would be for the use of the retail stores on 1st floor level and the offices on the upper levels. The number of parking spaces available would insure there would not be spill over onto adjacent residential streets. When it was noted that available parking spaces exceeds requirement, Mr. Slostad pointed out that typically a parking requirement is 5 spaces per 1000 square feet not one space for 600 feet as we have in the Borough. He believes the additional parking is a positive aspect. There was discussion related to how best make the motion since multiple variances were requested. It was decided to address each variance individually. Dan Costello made the motion to bundle variance request 311-81E, Z4.4 and 311-44 and to advise Council not to oppose. Larry Morroni seconded the motion. Motion carried unanimously. Dan Costello made the motion that Council not oppose rear yard setback 311-48A (3)(C){3} special exception request resulting from the dedication of 5' of Worrall Street. Michael Kinsley seconded the motion. Motion carried unanimously. Larry Morroni made the motion that Council not oppose the height variance 311-48.A(5) requested. Michael Kinsley seconded the motion. Motion carried five to one with Dan Costello voting nay.

Larry Morroini made a motion at 9:40 p.m. to adjourn the meeting. Michael Kinsley seconded the motion. Motion carried unanimously.

Respectfully Submitted
December 5, 2007
Mary Jane Boyland