

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
January 8, 2008**

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, Steve Moss, Vice Chairperson Kevin Matson, Chris Pavlou, Tina Mason, and Michael Kinsley. Also present were Code Enforcement Officer Jeffery, Borough Engineer Walton, Counsel Carl Ewald and Councilperson Peter Williamson. Chairperson Yosua opened the meeting at 7:35 P.M.

Planning Commission Reorganization

Vice Chairperson Kevin Matson made a motion to nominate Robert Yosua as the Chairperson of the Planning Commission. Steve Moss seconded the motion. Motion carried unanimously.

Dan Costello made a motion to nominate Kevin Matson as the Vice Chairperson of the Planning Commission. Tina Mason seconded the motion. Motion carried unanimously

Approval of Minutes

Dan Costello made a motion to approve the Planning Commission Meeting minutes of December 4, 2007 with the correction of changing Larry Costello to Larry Morroni as seconding motion. Michael Kinsley seconded the motion. Motion carried unanimously with Tina Mason, Steve Moss and Chris Pavlou abstaining.

Land development/subdivision applications

Preliminary-Final Minor Land Development

**44 E. Front Street-Schmidt, Kirifides, Pearson, Koutcher, Fridkin P. C.
Bob Linn**

Mr. Linn described architectural changes and application in detail. Mr. Linn acknowledged receipt of NDI memo and agrees to the items detailed expect comment concerning lighting plan. There are currently two Borough owned lamps that supply lighting. There is also additional lighting from other buildings. Engineer Walton agrees existing lighting is sufficient. Mr. Linn will be sending plan to Harrisburg for an accessibility review. Mr. Linn will add shingle oak tree with additional landscaping. Larry Morroni made the motion to recommend Borough Council approve revision #1 of the plan dated 1/8/08 on condition a shingle oak tree will be planted at Front and Monroe Street and comments of the Borough Engineer be included. Dan Costello seconded the motion. Motion carried unanimously.

**Preliminary Major Land Development
415 S. Providence Road-Pinnacle Hospitality Group, LLC
William Kerr-William Wendling**

Mr. Kerr reviewed history of the application and the ensuing zoning hearing board meeting results. Pinnacle Hospitality Group, LLC had decided to pursue a by right application. Mr. Kerr believes proposed application meets the Borough Zoning requirements. Robert Pappano, Esq who represents two neighbors made the comment that he did not believe this application was submitted as a preliminary plan. He believed it was submitted as a sketch plan. Mr. Pappano stated several areas that he believes are lacking in the application. Vice Chairperson Kevin Matson indicated that the plan did meet the minimum requirements of the Delaware County Land development/Subdivision ordinance for preliminary land development plan. Mr. Wendling reviewed details of the proposed hotel. Applicant believes this application requires no variances. Mr. Wendling described the initial landscape plan developed to address the borough requirements. He also described storm water management that will be managed on site. There was discussion concerning landscaping, shrubs, fencing and lighting. There was significant discussion related to deficiencies of the plan. There was some discussion about applicant tabling application until deficiencies are corrected. Mr. Kerr did not understand why it was necessary to table application. He agrees to a continuance if needed. He would like to continue with the application and address the deficiencies as they move forward with the application. Counsel Carl Ewald suggested applicant agree to grant an extension to 90 days after the first meeting the applicant does submit the new application. Applicant agreed to do so. Tina Mason made the motion to reject the application as presented due to the deficiencies of the application as described in Exhibit 1, Checklist for Assessing Land Development Submission for compliance with Zoning Ordinance criteria, Exhibit 2, Assessment of Preliminary Land Development Plan for Hampton Inn dated 12-31-07, and Exhibit 3, NDI Memorandum dated 12-27-07, clarification of elevation, loading and unloading areas. Steve Moss seconded the motion. Motion denied five to four. Vice Chairperson Kevin Matson made motion to table application provided applicant granted a 90 day extension of the time clock from the date of the meeting at which the application is first reviewed as a complete preliminary submission, applicant supply photo realistic three dimensional renderings of the building from the corner of Beatty and Providence Road, from Allen Lane cul de sac and from PNC Bank side of property, applicant provide proof building is no more than three stories above grade, applicant provide elevations at top of roof and top of precipice. Applicant provide profiles on sides showing elevation of property, applicant answer questions is there an open area to Allen Drive and is there any geotech information that proves the ground can support the building proposed. Michael Kinsley seconded the motion. Motion carried unanimously.

**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 gave an overview of the application to date and the results of the Zoning Hearing Board meeting. Mr. Slostad reviewed changes to the previous design, which added windows and coins to soften the building. Mr. Slostad distributed renderings and elevations to the Planning Commission members. Eric Muntz P. E. reviewed traffic study performed. There was significant discussion related to the study. A resident shared her concerns related to traffic and the potential of extending the one-way status of Worrall Street up to her property. There was also significant discussion related to the design of the building and the adjacent garage. Mr. Slostad agreed to articulate brick face to add depth where possible. Councilperson Williamson requested the final plan show how the existing tree will be saved, to show details of the fence, pedestrian sidewalk pattern, deliveries pattern and landscaping plan. Borough Engineer Walton mentioned he be sending an addendum to the NDI memo of 11/2/07 concerning pedestrian lighting and pedestrian safety. Steve Moss made a motion to recommend to Borough Council to approve the preliminary plan dated 8/17/07, revised 9/19/07 with the understanding the final plan will come in representing the approval of the Borough professional staff, plan will have all the elements applicant decided need to be present on the building itself. Applicant will provide to the Borough Engineer a copy of the trip generation study and the traffic impact analysis and provide mechanism acceptable to Borough Engineer for insuring safety of pedestrians crossing Worrall Street between office/retail structure and the parking garage; prior to consideration of a final plan approval, the applicant will submit for review by the PC and Borough Council elevations that depict the proposed architecture of the Franklin Street facade of the parking garage; that Worrall Street be designated as a one-way street with the one-way travel being Eastbound; that applicant seek a wavier from Borough Council of the TND ordinance, Section LD3, Deck Parking Garage, sub-section LD3.2 that states that deck parking shall have first floor retail stores as liner shops; that the decision of the Zoning Hearing Board at its January 3, 2008 meeting be placed upon the final plan and that the applicant address to the satisfaction of Borough Council the manner in which the plan complies with the TND ordinance, Section LD 4, building design, sub-section LD4.5 which states "Provide recesses or projections to buildings, from one to four feet, whenever the building exceeds 18 feet in width. Vice Chairperson Kevin Matson seconded the motion. Vice Chairperson Kevin Matson made a motion that Borough Council reconsiders vacating Worrall Street with Borough retaining utilities access easement. Steve Moss seconded the motion. The motion carried unanimously.

**Review of matters enroute to January 24, 2008 Zoning Hearing Board
311 W. Jefferson Street-Orange Realty, LLC**

Vince Mancini represented applicant who is seeking a use variance to establish an office use supporting the Sterling nursing home in a R-4 neighborhood. Mr. Mancini described the house and adjacent properties. There was discussion about the potential of requesting a reverse subdivision with clarification of the public way/right of way and easement associated with utilities. Tina Mason made the motion that Borough Council not oppose the change of use of the structure located on flat map parcel 672 by the Sterling Nursing home on condition that if possible, those three different map parcels of 671, 672 and 670 be incorporated into a reverse subdivision with clarification of right of way and utilities. Steve Moss seconded the motion. Motion carried unanimously.

Steve Moss made a motion at 11:20 p.m. to recess the meeting until Monday, January 14, 2008 at 7:30 p.m. Vice Chairperson Kevin Matson seconded the motion. Motion carried unanimously.

Respectfully Submitted
January 15, 2008
Mary Jane Boyland
Administrative Assistant