

**BOROUGH OF MEDIA  
MINUTES  
PLANNING COMMISSION MEETING  
February 5, 2008**

The Media Borough Planning Commission met on the above date with the following members present: Chairperson Robert Yosua, Emily Miller, Daniel P. Costello, Vice Chairperson Kevin Matson, Chris Pavlou, Tina Mason, and Michael Kinsley. Also present were Code Enforcement Officer Jeffery, Borough Engineer Walton, Borough Planner Tom Comitta and Councilperson Peter Williamson. Steve Moss and Larry Morroni were absent. Chairperson Yosua opened the meeting at 7:35 P.M.

**Approval of Minutes**

Dan Costello made a motion to approve the Planning Commission Meeting minutes of January 8, 2008. Chris Pavlou seconded the motion. Motion carried unanimously.

Tina Mason made a motion to approve the Planning Commission Meeting minutes of January 14, 2008. Michael Kinsley seconded the motion. Motion carried unanimously with Dan Costello and Chris Pavlou abstaining

**Review of matters enroute to February 28, 2008 Zoning Hearing Board  
319 N. Edgemont Street-Mary Ferrell**

Dan Costello identified for the record that he lived close to the applicant property. Code Enforcement Jeffery provided description of the application and technical review of variance requested. Ms. Ferrell described her home and the porch addition she was hoping to construct. She described the properties surrounding her house. She has shared her plans with neighbors and they are in favor of the porch addition. Dan Costello made a motion to recommend Borough Council not oppose the variance requested. Tina Mason seconded the motion. Motion carried unanimously.

**Final Major Land Development**

**Baltimore Ave to Franklin Street, Radnor to Manchester**

**306 E. Baltimore Avenue-Commonwealth Real Estate Investors**

Vince Mancini-Dennis Slostad-Matt Houtman

Mr. Mancini represented the applicant. He reviewed Borough Council direction concerning Worrall Street and potential of street being vacated. Matt Houtman reviewed comments of Thomas Comitta Associates dated 1/31/08 with exception of section 5, which was reviewed by Dennis Slostad. Applicant agreed to the items identified. Mr. Houtman also reviewed comments detailed in NDI memo dated 2/5/08. He also described storm water management of the site. Eric Ostimuchuk of Traffic Planning and Design, Inc. reviewed traffic study that was submitted with the final plan as it pertained to the Borough Engineer's comments. Applicant will provide turning templates to Borough Engineer. Borough Engineer

Walton is satisfied the applicant will respond to his comments. Dennis Slostad described elevations he distributed to the Planning Commission members. Mr. Slostad believes he has addressed the previous comments of the Commission and requirements detailed in the Borough code. There was some discussion related to landscaping. Planner Comitta offered to meet with applicant to finalize selection of shrubs to facilitate applicant's planning process. Mr. Mancini thought this was a good idea. Planner Comitta made some architectural suggestions on the façade. Mr. Mancini described Borough Council's discussion of Worrall Street remaining a public road but applicant would be responsible for maintaining the street including paving and snow removal. Applicant is unwilling to take this responsibility because of potential liability. Applicant met with members of the Community Development Committee (CDC) and shared their position. There was some discussion between CDC and applicant about potential of vacating Worrall Street. There was some discussion among Planning Commission members about adding more architectural detail, additional architectural lighting, rounding canopy and a gabled roof. Michael Kinsley asked applicant to address LD4 of Baltimore Pike overlay and to describe how applicant meets each requirement. Mr. Slostad detailed how he believes he has met each item. Chairperson Yousua thanked applicant for working with the Planning Commission on this application. Vice Chairperson Kevin Matson made the motion to recommend to Borough Council to approve the final major land development dated 8/17/07 with revision date of 1/22/08 on condition the items identified in Borough Engineer NDI memo of 2/4/08 and Tom Comitta memo of 1/31/08 be met. Also applicant to incorporate Arlington bus stop option and incorporate discussion of canopy, materials and color. Application as presented meets Borough Code. Tina Mason seconded the motion. Michael Kinsley amended motion so that bus shelter maintains consistent sidewalk width; if Worrall Street is not vacated, applicant will flip circulation of garage; add similar water base detailing to garage below windows; add shadow line at windows on bay two (2) and six (6); add mullions in windows, push center column, increase vertical scale of cornice work and determine standardized height for lighting on Baltimore Pike. Motion denied four to three with Michael Kinsley, Chairperson Yousua and Vice Chairperson Kevin Matson voting yea.

Vice Chairperson Kevin Matson made a motion to table the motion until March 4, 2008 Planning Commission meeting to allow applicant time to submit final plan incorporating all consultant items detailed and incorporate items detailed in Michael Kinsley's amendment so Planning Commission comments to Borough Council would not be lost in translation. In addition, applicant should provide specifications on planters. Dan Costello seconded the motion. Motion carried unanimously.

Vice Chairperson Kevin Matson made a motion that Borough Council consider vacating Worrall Street between Radnor and Manchester Streets, contingent upon receiving an access and utility easement, for the following reasons:

- puts the onus of maintenance and ownership on the property owner
- precedent in West Chester at the Historical Society
- safeguard pedestrians
- frees Borough from causes of action
- saves solicitor and engineering fees associated with making Worrall Street one way
- is good planning since the property owner is really sole beneficiary of the street

Michael Kinsley seconded the motion. Motion carried unanimously,

Tina Mason made a motion at 10:50 p.m. to adjourn the meeting. Chris Pavlou seconded the motion. Motion carried unanimously.

Respectfully Submitted  
February 7, 2008  
Mary Jane Boyland  
Administrative Assistant