

**BOROUGH OF MEDIA  
MINUTES  
PLANNING COMMISSION MEETING  
March 4, 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 and Councilperson Peter Williamson. Steve Moss and Larry Morroni were absent. Chairperson Yosua opened the meeting at 7:30 P.M.

**Approval of Minutes**

Vice Chairperson Kevin Matson made a motion to approve the Planning Commission Meeting minutes of February 5, 2008. Tina Mason seconded the motion. Motion carried unanimously.

**Sign Application**

12 W. State Street-Salon Bella Gente & Spa-Kathy McGehean  
Code Enforcement Officer Jeffery gave technical review of the application. There was some discussion related to lighting and temporary sign now at property. Michael Kinsley made a motion to approve application as submitted with lighting directed onto sign. Tina Mason seconded the motion. Motion carried unanimously.

**Review of matters enroute to March 27, 2008 Zoning Hearing Board and Façade Review**

2 S. Orange Street-Sovereign Bank  
Jim Byrne Jr. represented applicant. Mr. Byrne reviewed prior variance granted related to signage. Mr. Bryne discussed challenge of attracting new business. He described location of bank being caddy corner from Courthouse and jury parking creates volume. The façade handout reviewed described enhancement to each of the four facades. Sovereign Bank Manager, Dale Moffert, wants to attract additional business. He believes bank is a "retail business". He maintains that people looking for parking spaces don't see the bank and pedestrians cannot identify the ATM machine. Sovereign Bank faces the challenge that other banks precede them when a motorist leaves Baltimore Avenue. This site has been a bank since the 1940s'. Gretchen of Bright Signs reviewed signage proposed for each of the four (4) facades. Applicant requesting additional 51 square feet over the existing 67 square feet and also an increase in the number of signs. The bank has tenants on the 2<sup>nd</sup> fl. Discussion by the Planning Commission members referenced bank identification needs and technical compliance issues. There was significant discussion over sign options. Tina Mason made the motion to recommend Council not oppose sign application as submitted. Vice Chairperson Kevin Matson seconded the motion. Motion carried four (4) to three (3) in favor.

**Review of matters enroute to March 27, 2008 Zoning Hearing Board**

504 N. Olive Street-Lawrence & Jessica Johnson

James Abbot reviewed application for the addition in detail. Applicant is requesting a variance to maintain the existing 9.5' side yard set back for the new addition. Side yard set back requirement is 12'. As a precautionary measure, applicant is seeking a height variance due to topography and a variance from additional parking requirement. There was significant discussion related to height variance. The applicant withdrew the height variance request. Applicant is unaware of any objections by neighbors to the addition. Vice Chairperson Kevin Matson made the motion to recommend Borough Council not oppose variance request for an expansion of a non-conforming structure by 65% of gross floor area where 311-115A(3) allows 50%, not oppose variance 311-115A(4) allowing applicant to maintain existing 9.5' side yard setback and not oppose 311-80C related to additional parking requirement. Tina Mason seconded the motion. Motion carried unanimously.

Planning Commission members made the recommendation to Borough Council to adopt the impervious and building coverage allotments proposed.

Vice Chairperson Kevin Matson made a motion at 11:00 p.m. to adjourn the meeting. Tina Mason seconded the motion. Motion carried unanimously.

Respectfully Submitted  
March 5, 2008  
Mary Jane Boyland  
Administrative Assistant