

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
SEPTEMBER 2, 2008**

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

Approval of Minutes

Chris Pavlou made a motion to approve the Planning Commission Meeting minutes of August 5, 2008. Tina Mason seconded the motion. Motion carried unanimously with Dan Costello and Michael Kinsley abstaining.

Sign Application

411 Manchester Avenue-Madison Suites-Media Real Estate
KC Signs-Greg Held

Code Enforcement Officer Jeffery gave technical review of the application. Proposed sign would replace existing sign. Michael Kinsley made a motion to approve the application as submitted with the addition of flowers and shrubs at the base of the sign. Signs overall height to be 7'. Steve Moss seconded the motion. Motion carried unanimously.

Review of matters enroute to September 25, 2008 Zoning Hearing Board

311 W. Jefferson Street-Orange Realty LLC (Sterling Nursing Home)

Paul Toner, Esq.

Mr. Toner represented applicant. Mr. Toner described proposed use of property as administrative functions for Sterling Nursing Home. There will be no increase in the current number of employees, no deliveries or additional parking requirements; in addition, the property will maintain its residential appearance. There was discussion related to freeing up space within the nursing home to use for resident activities. Engineer Walton added storm water management requirements of two rain barrels which applicant will accept as zoning hearing board requirement. Steve Moss made a motion to recommend that Council not oppose requested office use in R-4 neighborhood on condition the storm water management requirements defined by Borough Engineer be met, that the current landscaping be enhanced, that applicant place a deed restriction to office use linked to Sterling Nursing Home or a related entity, applicant improve lighting and not install any signage. In addition, if 3 additional parking spaces require a variance, it is recommended that Council not oppose the variance provided applicant can show that parking will not extend into sidewalk or street. Dan Costello seconded the motion. Motion carried unanimously.

414 S. Olive Street-Solitude Holdings, LLC
Robert Ewing, Esq.

Mr. Ewing represented applicant. He described application. Dave Damon, site engineer, described existing conditions and proposal to create new slopes. Engineer Walton read into the record a series of references to steep slope ordinance. Code Enforcement Director Jeffery had several questions regarding rock removal and surcharge to retaining walls of adjacent Gibian garage. Mr. Gibian expressed concern over loss of trees, construction of retaining walls, easement and facades. There was significant discussion among Commission members related to storm water management, steep slopes, proposed height and visual size of houses and façade appearance. Steve Moss made a motion to recommend that Borough Council oppose variances requested, as there was insufficient engineering details and building façade information. Chris Pavlou seconded the motion. Motion carried unanimously.

Tina Mason made a motion at 9:45p.m. to adjourn the meeting. Dan Costello seconded the motion. Motion carried unanimously.

Respectfully Submitted
September 12, 2008
Mary Jane Boyland
Administrative Assistant