

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
July 7, 2009**

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

Approval of Agenda

Jack Doyle made a motion to accept the Planning Commission Meeting agenda of July 7, 2009. Michael Kinsley seconded the motion. Motion carried unanimously.

Approval of Minutes

Tina Mason made a motion to accept the Planning Commission Meeting minutes of June 2, 2009. Dan Costello seconded the motion with the correction of the spelling of Mason related to approval of 5-5-09 minutes. Motion carried unanimously.

Public Comment & Privilege of the Floor

Mr. Alan Reh requested to be heard related to his revised plans for building a garage. His request was denied, with regrets, as he did not submit the application in sufficient time for the meeting. He will submit his application for the August planning meeting.

Sign Application

112 W. State Street-Lotus A Salad and Tea House-Courtney Rozsas
Code Enforcement Officer Jeffery gave the technical review of the application. Jeff Hoffman represented the applicant who is proposing 2 wall signs. Jack Doyle made a motion to approve application as submitted with the addition of adding the street address. Vice Chairperson Kevin Matson seconded the motion. Motion carried unanimously.

318 W. Baltimore Avenue-State Farm Agency-Matt Maturani
Code Enforcement Officer Jeffery gave the technical review of the application. There was discussion related to use of a window sign and potential future free standing sign in the parking lot. Tina Mason made a motion to approve application as submitted. Steve Moss seconded the motion. Motion carried unanimously.

As a courtesy to the Planning Commission, Bud Hendrick and Joanne Schultze presented the proposed sign for the Pennsylvania Veterans Museum at 12 E. State Street. The majority of members recommended to Council the sign be raised to a height of 6'9" to provide greater visibility over the parked cars.

Subdivision/Land Development

220-228 N. Jackson Street-North Jackson Street LLP

George Beebe and Matt Houtman represented the applicant who is seeking a lot line adjustment, which will create two parcels. Tina Mason made a motion to recommend that Council approve the lot line adjustment/reverse sub-division as proposed as it will improve an existing condition with zoning non-conformities with the following conditions:

1. Compliance with NDI memo of 7-7-09
2. Applicants will no longer rent parking spaces to owners not occupying 220 and 228.
3. That all pedestrian, maintenance access, and vehicular travel easements be recorded.
4. That storm water management for 220 and 228 is clarified to satisfaction of the Borough engineer.
5. That the maintenance in perpetuity requirement for storm water management facilities be recorded.

Steve Moss seconded the motion. Motion carried unanimously.

Zoning Application

220-228 N. Jackson Street-North Jackson Street LLP

George Beebe and Matt Houtman represented the applicant who is seeking a lot line adjustment, which will create two parcels. Tina Mason made a motion to recommend that Council not oppose the applicants request for variances necessary to enable the lot line adjustment/subdivision for 220 and 228 North Jackson Street as noted upon G.D. Houtman drawing, sheet 1 of 1, dated June 22, 2009. Request entails, as necessary, relief from requirements for yards, number of parking spaces, and impervious coverage. Steve Moss seconded the motion. Motion carried unanimously.

Officer/Committee Reports-Chairman Review

Review of the proposed ordinance to eliminate conversions in R1, R2, and R3. There was considerable discussion concerning the difficulties that an applicant would have in making a case for a Variance to allow the conversion of a single family dwelling into a multi-family dwelling if the process is by Variance rather than by Special Exception.

Some of the thoughts expressed were that over time the ability to convert some of the larger "Victorians" into multi-family dwellings has been a factor in those properties being saved from demolition by a single-family owner who could no longer afford the upkeep of the big "Victorian". Members of the Planning Commission also expressed that the presence of the rental opportunities in the multi-family buildings is important in preserving the diversity of housing stock in the Borough. In today's difficult economic times, the rental option may be the only one for someone wishing to reside in the Borough. Steve Moss made a motion to recommend to Council to eliminate the conversion as a Special Exception in the R1 zoning district only. It should remain as a Special Exception in R2 and R3. Dan Costello seconded the motion. Motion carried six (6) to three (3) in favor of the recommendation with Emily Miller, Chairperson Robert Yosua and Chris Pavlou voting against.

Vice Chairperson Kevin Matson made a motion to adjourn the meeting at 9:30 p.m. Steve Moss seconded the motion. Motion carried unanimously.

Respectfully Submitted
July 24, 2009
Mary Jane Boyland
Administrative Assistant