

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
OCTOBER 2, 2001**

The Media Borough Planning Commission met on the above date with the following individuals present: Vice-Chairperson Bill Payne, Peter Williamson, Don Bak, Tina Mason, and Chris Pavlou. Also present were Code Enforcement Officer Jeffery, Engineer Walton, Vice-President Robinson, Borough Manager Smith, and Secretary Higgins. Gordon Grimditch and Chairperson Steve Moss were absent from the meeting.

Vice-Chairperson Payne called the meeting to order at 7:30 p.m.

Approval of the Minutes

Don Bak made a motion to approve the minutes of the Commission meetings of August 7, 2001 and September 4, 2001. Peter Williamson seconded the motion. Motion carried unanimously.

Sign Permits

Chiropractic Family Care – 436 E. Baltimore Pike

Chiropractic Family Care is proposing to place a 15”x 72” wall sign on the front façade of 436 E. Baltimore Pike. The sign will reflect “Chiropractic Family Care”. Code Enforcement Officer Jeffery stated the sign meets all regulations. Peter Williamson made a motion to approve the application as submitted; seconded by Tina Mason. Motion carried unanimously.

Land Development

McDonalds Restaurant – 220 E. Baltimore Ave.

As previously mentioned in the minutes of August 7, 2001, Tina Mason submitted a letter to the Commission disclosing her prior employer as McDonalds Inc. Don Bak mentioned his son’s employment with Petriken, Wellman, D’Amico, Brown, & Petrosa, the firm representing McDonald’s with this matter.

Joseph D’Amico (attorney), Mike Fisher (real estate representative), Nancy Van Kleunen Curran (senior project manager), and Michael Jeitner (Bohler Engineering, Inc.) were in attendance to present plans for preliminary/final approval to construct a new McDonalds Restaurant at the above referenced address. The project includes the demolition of the existing Arby’s Restaurant. The Delaware County Planning Commission recommends

the incorporation of a 6ft planting area and pedestrian friendly crosswalks. Peter Williamson raised concerns regarding the choice of lighting being utilized in the parking lot. Ms. Van Kleunen Curran replied that decorative lights would be placed along Baltimore Pike, Edgmont Street, and the Wendy's property line. The backside of the parking area would be shoebox lighting to control the spill over onto residential properties. The Commission would like the lighting to be consistent with the rest of the block and that only one shoebox light be placed on the rear property line. Peter Williamson made a motion to approve application with the condition that all recommendations be incorporated in the plans; seconded by Tina Mason. Motion carried 4-0 with Don Bak abstaining. McDonalds will begin construction as soon as possible.

Dentist Office - 422 Manchester Ave.

Robert Linn (architect), on behalf of Dr. Scott Garrison, presented a preliminary plan to expand the existing 2-story office/residential building into a 3-story office/residential building with off street parking to accommodate eight (8) vehicles. Engineer Walton asked that the plan show trash control, stormwater management, replacement curbing, and more trees. Tina Mason mentioned that our solicitor's opinion regarding non-conforming properties is that the non-conforming line not be exceeded. Mr. Linn noted that the non-conforming line would not be exceeded. Don Bak made a motion to approve the preliminary plan with the condition that all of the recommendations be included on the final plan; seconded by Peter Williamson. Motion carried unanimously.

Media Elementary School Driveway-100 E. Front Street

John Nawn, engineer from DMJM Harris presented a preliminary/final plan for a proposed driveway (loop) that would accommodate private vehicle drop-off and pick-up on the State Street side of the school. This is a revised proposal of the previously submitted plan that incorporated recommendations made at the June 5th Commission meeting. Also in attendance were Sharon Learn, Maria Kotch, Tom Schumacher, and Scott Kennedy on behalf of the school district.

The plan still reflects the driveway being one-way with ingress on State Street and egress on Monroe Street. The proposed driveway is 22 feet wide with a wider outlet to allow for emergency vehicle access. The Commission raised the issue once again of the traffic safety at the intersection of Monroe and State Streets and the impact of the overflow traffic onto State Street in the afternoon. Maria Kotch replied that staff would be controlling driveway and traffic flow. Vice-President Robinson believes that it is the opinion of the Borough Council that this plan is not the way to go and is offering to close Front & Edgmont Streets during arrival and dismissal times to help insure safety if buses unload on Edgmont Street. Don Bak made a motion to deny the plan as submitted; seconded by Peter Williamson. Motion carried 3-2 with Tina Mason and Chris Pavlou casting a dissenting vote.

Closing Discussion

Due to Election Day being November 6, 2001, the next Planning Commission meeting is scheduled for November 7, 2001.

Adjournment

Chris Pavlou made a motion to adjourn the meeting at 10:13 p.m.; seconded by Tina Mason. Motion carried unanimously.

Respectfully submitted

Tara Lynn Higgins
Administrative Secretary