

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
NOVEMBER 7, 2001**

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

Vice-Chairperson Williamson 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 meeting of November 7, 2001. Tina Mason seconded the motion. Motion carried unanimously.

Sign Permits

Mellon PSFS Bank/Citizens Bank – Second & Olive Streets

Vice-Chairperson Williamson asked if there were any representatives in the audience to present the proposed change in signs. There was no representative from Mellon. Due to no representative available to present the application, Vice-Chairperson Williamson tabled the matter until a later meeting.

G.D. Houtman & Son – 139 E. Baltimore Avenue

Ed Houtman (owner), representing G.D. Houtman & Son is proposing to place a sign on the front façade of 139 E. Baltimore Avenue. The sign will reflect “G.D. Houtman & Son.” Code Enforcement Officer Jeffery stated the sign meets all regulations. Don Bak made a motion to approve the application as submitted; seconded by Chris Pavlou. Motion carried unanimously.

Land Development/Review of Zoning Hearing Board

Dentist Office – 301 E. Lincoln Street/422 Manchester Ave.

Robert Linn (architect), on behalf of Dr. Scott Garrison, presented a final land development plan as a follow up to the October Commission meeting, at which he presented a preliminary plan.

Mr. Linn stated the plan includes the recommendations that were made at the last Commission meeting. Engineer Walton asked that Mr. Linn agree to having the first 30 feet of Manchester Ave. prohibited from parking to improve the site distance when exiting the parking area, and that a sidewalk be placed on the Radnor Street side of property to accommodate pedestrians that park on that side of the street. Vice-Chairperson Williamson recommended that a buffer of landscape material be placed on the Radnor Street side of parking area to conceal the additional lighting on the property. Mr. Linn, on behalf of his client agreed to plant a buffer in the right of way as long as the Borough approves the undertaking.

Don Bak made a motion to approve the plan with the intent that all recommendations are considered; seconded by Tina Mason. Motion carried unanimously.

Media Child Guidance Resources Center – 531 N. Olive Street

Tim Broadt (attorney) is seeking zoning relief (special exception) to utilize 531 N. Olive Street as administrative offices as opposed to a daycare facility. Mr. Broadt stated that the premises has not been utilized as a daycare for some time and believes that there will be less impact on the neighborhood with only eight staff members as opposed to parents coming throughout the day with children. Currently the property supplies six parking spaces. Tina Mason believes the removal of the shed would allow for one additional parking spot. Chris Pavlou believes that the building should retain its residential appearance and when there is a change of ownership the building should convert back to compliance with residential zoning. Vice-Chairperson Williamson noted the legality of this would have to be discussed with the solicitor's office.

Tina Mason made a motion not to oppose the application with the recommendations listed above; Don Bak seconded the motion. Motion carried unanimously.

Townhouses – 100 N. Providence Road

Robert Ewing (attorney), and George Palumbo (developer) received zoning relief and are now presenting a preliminary subdivision and land development application.

The preliminary plan calls for the construction of six townhouses in two groups of three at 100 N. Providence Road. Engineer Walton recommends that the Haldeman Street driveway entrance be 24' wide with handicap curb cut corners, and the stormwater inlets be 6'x 6' box w/ type C 2' x 6' bicycle safe grates and listed a few other concerns in his memo. Vice-Chairperson Williamson suggested adjusting the rear curbing to save the 40" oak tree and to explore planting a landscape buffer on the rear property line. Robert Ewing explained that the neighbors are not very accommodating and he believes that they would be very apprehensive about permitting that. Vice-Chairperson Williamson suggested writing a letter. George Palumbo agreed to do that and report back to the Commission.

Don Bak made a motion to approve the preliminary subdivision and land development plan with the condition that the recommendations of the Commission, staff, and Engineer be incorporated into the final plans. Tina seconded the motion. Motion carried unanimously.

Zoning Relief

Townhouses – Ritch property – 425 N. Olive Street

Jim Buckler (attorney), representing Buoni Construction is proposing to demolish the existing single family home and construct five townhouses. Mr. Buckler explained that the townhouses would face Fifth Street and would have a 2-foot easement between middle lots. The plan yields a front yard setback of be 15 feet from right of way and 28 feet from the curb. Vice-Chairperson Williamson suggested entrance for lot 1 be on Olive Street and reverse lot 1 and lot 5 to keep variances to a minimum. Vice-Chairperson Williamson thanked them for coming and suggested they research alternatives to limit their variances. Other members of the Commission voiced there concern with the density of the proposal.

Closing Discussion

Vice-Chairperson Williamson mentioned that the next Commission meeting is scheduled for December 4, 2001.

Adjournment

Don Bak made a motion to adjourn the meeting at 9:50 p.m.; seconded by Tina Mason. Motion carried unanimously.

Respectfully submitted,

Tara Lynn Higgins
Administrative Secretary