

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
JANUARY 8, 2002**

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

Vice-Chairperson Payne called the meeting to order at 7:33 p.m. and announced that the Commission will reorganize at a later meeting when all members are present. Also, Vice-Chairperson Payne welcomed Robert Yosua to the Commission as their new member.

Sign Permits

Media Auto Detailing – 312 W. Baker Street

Domingo Johnson (owner) is proposing to place a 16ft2 wall sign on the front façade of the building. The sign will reflect “Media Detailing.” 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.

Flagship Corporate Center – 2 W. Baltimore Ave.

Tom Goldsmith (owner) is proposing to place two wall signs on the front façade of 2 W. Baltimore Ave. The signs will reflect a directory of businesses operating at the Flagship Corporate Center. Tina Mason inquired as to the reasoning for placing both signs on Baltimore Ave. frontage. Mr. Goldsmith replied that he believes that the building will be identified more easily when customers are waiting at stoplight. Tina Mason recommended placing one wall sign on the Jackson Street façade; she believes that the community may be served better by placing one sign there. Mr. Goldsmith acknowledged her suggestion and will keep it in mind. Vice-Chairperson Payne asked Mr. Goldsmith if he would be willing to give up his right to a freestanding sign in order to place two wall signs on building. Mr. Goldsmith agreed and amended his application to read one wall sign to be placed on Baltimore Ave. and other wall sign to be placed on either Jackson St. or Baltimore Ave. Vice-Chairperson Payne accepted amendment.

Peter Williamson asked for guidance from Code Enforcement Officer Jeffery on the property being three separate tax parcels. Peter Williamson requested Code Enforcement Officer Jeffery to review application and report back results. Peter Williamson made a motion to approve signs at 25ft2 with the condition that no freestanding sign would be permitted; seconded by Robert Yosua. Motion carried unanimously.

Land Development

Former Media Republican Club – 220 W. Baltimore Ave.

Lorraine Bradshaw (architect), on behalf of partners Jim Cawley (owner) and Louis Governatore (owner), presented a plan to convert 220 W. Baltimore Ave. into 5 apartments while maintaining Dublin Vacuum on the first floor. Ms. Bradshaw explained most apartments would be three bedrooms and two stories. Tina Mason inquired about the parking. Ms. Bradshaw replied that there would be some trouble parking but will report back with better ratios. Peter Williamson believes that they need more information in order to proceed and motioned to table discussion until a later meeting; seconded by Robert Yosua. Motion carried unanimously.

Townhouses – Ritch Property – 425 N. Olive Street

Jim Buckler (attorney), representing Buoni Construction presented a plan seeking zoning relief for 425 N. Olive Street as a follow up to the November Commission meeting, at which he presented a sketch plan for 5 townhouses.

Mr. Buckler has returned with what he believes is a more desirable plan after reviewing the Commissions recommendation and has decided to reduce to 4 townhouses. The property still requires a few variances. Mr. Buckler amended his application for lots 1&4 to include the parking variance of 16' deep and the variance of 10ft from the front yard requirements. Mr. Buckler also amended his application for lots 2&3 to include the landscape buffer variance. After brief discussion Peter Williamson made a motion to not oppose the requested variances; seconded by Tina Mason. Motion carried unanimously.

Townhouses – 212 N. Plum Street

Lloyd Peskin (owner) and Joseph D'Amico (attorney) are presenting a plan to demolish the existing row home that is currently on 212 N. Plum Street to construct 4 townhouses. There are a few variances that need to be reviewed for a recommendation to council. Mr. D'Amico is seeking a variance for a 5ft front and side yard, stormwater management constructed in the right-of-way, and not having a 5ft landscape buffer. Code Enforcement Officer Jeffery mentioned that the requested variances would severely limit the fire department's ability to carry ladders to the rear for rescues and the narrow street would hamper aerial apparatus access to the front of the building. Vice-Chairperson Payne asked if there were any comments from the audience and Susan Serbin replied that she believes that it would be good for the community. Peter Williamson made a motion to not oppose the requested variances; seconded by Tina Mason. Motion carried unanimously.

Closing Discussion

The next Commission meeting is scheduled for February 5, 2002.

Adjournment

Robert Yosua made a motion to adjourn the meeting; seconded by Peter Williamson.
Motion carried unanimously. Meeting adjourned at 10:05 p.m.

Respectfully submitted,

Tara Lynn Higgins
Administrative Secretary