

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
MAY 7, 2002**

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

Chairperson Steve Moss called the meeting to order at 7:30 p.m.

Preliminary/Final Land Development

LRS Construction Office – 399 E Baltimore Avenue

Robert H. Linn (architect), on behalf of the owner Chris Linton presented plans to convert the existing single family home on the corner of Baltimore and Manchester Avenues into offices on the first floor and the second floor. Peter Williamson agrees with the landscaping plan and feels that the office will enhance the view of the corner. Bill Payne motioned to approve the plan as submitted; seconded by Peter Williamson. Motion carried unanimously.

Townhouses – 425 N Olive Street

James Buckler, (attorney) on behalf of Buoni Construction presented a revised use-by-right plan to construct 4 townhomes with no variances needed. Bill Payne inquired on the status of issues raised on the Borough Engineer's memo dated 1/8/02. Mr. Buckler replied that these issues have been addressed and a future plan will note the revisions. Peter Williamson requested that a landscape plan and the façade renderings be provided for review. Mr. Buckler replied that he would comply.

Chairperson Steve Moss addressed the audience to allow residents to express their concerns. Helena Miller, 423 N. Olive Street, expressed that she is for this but would like the trees on the property line removed. Barbara Spears, 22 W. Fifth St., expressed that she is concerned about the loss of parking spaces. Steve Kirchoff, 501 N. Olive St., believes that the townhomes will increase the value of the neighborhood and will be a benefit to the community. Jackie Magagnosc, 430 N. Olive St, showed concern about the lost of parking spaces.

Peter Williamson made a motion to approve the preliminary subdivision conditioned upon the submission of the following: landscape plan, architectural renderings, easements for lots 2 and 3 to the rearyard, rework the grading to allow for a functional rearyard, residential parking study be performed to decipher if there is adequate parking for residents, and the revisions per the Borough Engineer's memo. Motion was seconded by Tina Mason and carried unanimously.

Peter Williamson also made a motion to approve the preliminary land development conditioned upon the submission of the following: landscape plan, architectural renderings, easements for lots 2 and 3 to the rearyard, rework the grading to allow for a functional rearyard, residential parking study be performed to decipher if there is adequate parking for residents, and the revisions per the Borough Engineer's memo. Motion was seconded by Tina Mason and carried unanimously.

Law Office – 2 State Road/807 N. Providence Road

Robert H. Linn, (architect) presented the plans to convert the existing gift shop to a law office. Bill Payne inquired about the parking requirements. Mr. Linn replied the they have met the requirements for parking with 11/2 spaces and further stated that all the Borough Engineers concerns have been addressed. Bill Payne motioned to approve the preliminary land development with the condition that the Borough Engineers concerns be incorporated into the plans; seconded by Tina Mason. Motion carried unanimously.

Pedestrian Bridge – 9 W. Front Street

Robert H. Linn, (architect) presented plans to connect the two existing buildings at 9 W. Front Street with a pedestrian bridge. Peter Williamson inquired as to how this bridge would be held up. Mr. Linn replied that the bridge will be constructed with steel beams, trusses and will be anchored to the existing buildings. Peter Williamson motioned to approve as submitted with the incorporation of the Borough Engineers concerns; seconded by Bill Payne. Motion carried unanimously.

Philadelphia Credit Bureau – 418 W. Baltimore Avenue

Tim Sullivan, (Attorney) on behalf of the Philadelphia Credit Bureau, is before the Commission to request approval to allow a commercial business to operate in a residential area. Mr. Sullivan explained that the business is all done over the phone and on the computer, which means no signage is needed and no customers.

Bill Payne inquired as to the parking situation. Mr. Sullivan explained that currently the business has an agreement with the adjacent property owners allowing them to utilize the property for parking. Bill Payne asked if there is an easement establishing these arrangements. Mr. Sullivan claims to have a legal document establishing that the agreement is in affect till the property is sold. Tina Mason requested a copy of this document for our Borough Solicitor to review. Mr. Sullivan agreed. Chris Pavlou requested that a sketch of future parking spaces be submitted. Mr. Sullivan agreed. Borough Engineer Walton recommended that security lighting be installed and replacement curbing if needed. Bill Payne motioned to recommend approval with the condition that the Borough Engineers comments are incorporated and the Borough Solicitor reviews the legal document; seconded by Peter Williamson. Motion carried 4 to 2 with Tina Mason opposing and Chris Pavlou abstaining.

Single – Family Dwelling – 300 Block W. Second Street

Vincent Martini, attorney, on behalf of Stone River Builders is proposing to construct a single-family dwelling on W. Second Street between 319 and 325. They are seeking a variance for the front yard setback of 0 feet to match the adjacent homes. Peter Williamson mentioned that the roof should be within the character of the neighborhood as well; slope in front to convert to sloping sides and peak in rear. Mr. Martini agreed. Peter Williamson motioned to recommend that Council not oppose the variance request for the front yard setback; seconded by Robert Yosua. Motion carried unanimously.

Sign Permits

County Beverage – 119 S. Monroe Street

Joe Iannelli, owner, is in front of the Commission to appeal a Notice of Violation that was issued on March 28, 2002 with regards to the changing of signage after the 1989 zoning code was established. Mr. Iannelli claims that he is grand fathered due to the signage existing prior to 1989. Robert Yosua requested photographs prior to 1989 that may establish the grandfather clause. Mr. Iannelli replied that he didn't have that information. Robert Yosua motioned to have no opinion based on lack of information; seconded by Peter Williamson. Motion carried unanimously.

Mouglian Rugs – 30 W Baltimore Avenue

Mohammad Anwar, storeowner, is seeking a variance to change the name on his roof top sign insert to recognize his new business name, Media Antiques and Fine Oriental Rugs. Peter Williamson asked if Mr. Anwar had researched the possibility of placing a regulated sign on the building. Mr. Anwar replied that he has researched every possibility and believes that his sign would not be seen anywhere else. Peter Williamson motioned to recommend that the sign not be opposed; seconded by Robert Yosua. Motion carried unanimously.

Closing Discussions

Chris Pavlou has some concerns with the Ordinance allowing large building coverage in the downtown area or in the Office District.

Tina Mason requested that at a future meeting the Commission discuss the feasibility of mailing public notices to neighboring properties before every meeting is held.

Adjournment

Robert Yosua motioned to adjourn the meeting; Bill Payne seconded the motion. Motion carried unanimously. Meeting adjourned at 10:45 p.m.

Respectfully submitted,

Tara Lynn Higgins
Administrative Secretary