

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
SEPTEMBER 3, 2002**

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

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

Sign Permits

Yang Tze Inn – 211 W. State Street

Lou Koudmal, Attorney of Mancini Associates questioned the need to have the plans presented to the Commission again. Chairperson Steve Moss explained that the Commission believed that once the zoning decision was made that this sign application would be treated as a regular application with the attached zoning decision so that the Commission could share their recommendations for placement and design.

LRS Construction – 399 E Baltimore Ave.

Roy Lawson representing LRS Construction presented a plan to place a 20 sq ft freestanding sign on the Southeast corner of 399 E Baltimore Ave. The sign would be gray with blue lettering that would read LRS Construction with logo and phone number. This sign would be hung from a bar joist supported on two stone columns and would be illuminated. Tina Mason inquired to if there were any second floor tenants that would need signage. Mr. Lawson replied not to his knowledge. Robert Yosua asked about landscaping area base of sign and was answered yes, there would be. Gordon Grimditch made a motion to approve sign application as submitted; seconded by Robert Yousa. Motion carried unanimously.

Founders' Bank – 300 W Baltimore Ave.

Founders' Bank presented a plan to add Division of Equity Bank to their signage. This addition would require additional square footage. Tina Mason made a motion to oppose application as submitted; seconded by Gordon Grimditch. Motion carried unanimously.

Granite Run Pontiac, Buick, & GMC – 438 W Baltimore Ave.

Tim Sullivan, Attorney representing Pete Irish owner of business presented a plan to place a freestanding sign on eastside of 438 W Baltimore Ave, which would acknowledge

the business name. Solicitor Middlebrooks inquired to if there was a lease obtained. Mr. Sullivan agreed to have a copy of lease forwarded to her. Tina Mason made a motion to approve sign as submitted with the condition that when lease terminates sign would be removed; seconded by Gordon Grimditch. Motion carried unanimously.

Land Development

Asian Noodle Bar – 42 E State Street

Tim Bak, Attorney on behalf of owner Tom Crowding presented a plan to change the use of the existing 1st floor of 42 E State Street from mercantile to assembly. The plans require several variances, which are for parking ratios, landscaping buffer, deliveries (loading & unloading), and storm water management. Mr. Bak explained that these issues are being addressed as well as the concerns noted in Borough Engineer Walton's memo dated September 3, 2002. Tina Mason made a motion to not oppose application as submitted with the condition that all concerns are addressed; seconded by Gordon Grimditch. Motion carried 3 – 1 with Robert Yosua casting the dissenting vote.

Starbucks/Subway – 443 E Baltimore Pike

Vicki Kushto, Attorney, George Reeves, Langen Engineering, and Frank DeCarpio, Architect presented a plan to develop a Starbucks/Subway on the site of 443 E Baltimore Ave. Chairperson Steve Moss inquired to the number of employees at there busiest times of the day. George Reeves replied 6 in total 3 per store and that the deliveries would be done at 6:00 a.m. Borough Solicitor Middlebrooks explained that our noise ordinance prohibits deliveries prior to 7:00 a.m. Chairperson Steve Moss expressed his concerns about customers making a left turn out of lot onto Providence Road. Mr. Reeves explained that there would be signs establishing that no left turns are permitted from that exit. Robert Yosua expressed his concern with the façade of the building being the entrance into town and asked if they could make the façade more like Media. Mr. DeCarpio was confused and asked for assistants. Code Enforcement Officer Jeffery agreed to arrange a special meeting. Tina Mason made a motion to approve preliminary plan conditioned upon the special meeting, the requirements noted in the Borough Engineer's Memo of 8/30/02, submittal of additional façade choices, and plan must note removal of wall. Gordon Grimditch seconded the motion. Motion carried unanimously.

Townhouses – 425 N Olive Street

Jim Buckler, Attorney for Mar-Jay Builders, Joseph Buono, Principal, and Gus Houtman, Architect received preliminary approval to construct 4 townhouses at 425 N Olive Street. They are back tonight for final approval. Tina Mason inquired to the landscaping plan and was informed that they will plant ash trees at the rear as a buffer. Tina Mason made a motion to approve application conditioned upon the Borough Engineers comments mentioned in the memo dated 8/30/02 being addressed. Robert Yosua seconded the motion. Motion carried unanimously.

Adjournment

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

Respectfully submitted,

Tara Lynn Higgins
Administrative Secretary