

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
JANUARY 7, 2003**

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

Chairperson Moss called the meeting to order at 7:33 p.m.

Approval of the Minutes

Robert Yosua made a motion to approve the minutes of the Commission meeting of December 12, 2002 with the condition that the minutes of the December 3, 2002 meeting be appended. Peter Williamson seconded the motion. Motion carried unanimously.

Sign Permits

Shields & Hoppe Attorneys at Law – 223 N Monroe Street

Mike Bayliss, (Bayliss Signs) and Scott Sheilds, (Proprietor) is proposing to place a freestanding sign in the front yard of the office. The sign dimensions are 24”w x 30”h and will reflect “Shields & Hoppe Attorneys at Law.” Code Enforcement Officer Jeffery stated the sign meets most regulations, but currently the applicant is proposing to place the sign 6 ft within the right-of-way. Chris Pavlou inquired to why the sign would have to be within the right-of-way. Mr. Sheilds replied that he feels passersby from the street would fail to notice the sign. Peter Williamson stated that he feels the sign could conform with the 18 ft setback requirement and the 2ft landscape base. Mr. Sheilds agreed to comply. Peter Williamson made a motion to approve the application as submitted with the condition the sign is compliant with the 18ft setback and the required 2 ft landscaped base; seconded by Chris Pavlou. Motion carried unanimously.

Shopping Center – 415 E Baltimore Ave

Robert Yosua made a motion to table this applicant due to lack of a representative; seconded by Chris Pavlou. Motion carried unanimously.

Minor Land Development

Parking Area – 42 E Front Street

Mr. A. Jay Dolby (owner) presented a plan to create a parking area at 42 E. Front Street for his tenants. Peter Williamson agreed with the 8x8 trash enclosure and inquired to the

landscaping that is proposed. Mr. Dolby replied that he would be seeding the area around the pavement also planting 2 red maples. Engineer Walton suggested that the paving be reduced by 4ft to accommodate a larger drainage system. Vice- President Robinson inquired to how the parking area would benefit Media. Mr. Dolby replied that traffic would flow easier and the safety of the street would also be improved. Peter Williamson motioned to approve application with the conditions that 2 red maples be planted and that seeding is laid. The parking area is reduced by 4ft to allow for a larger drainage system. Also, that sidewalk and curbing be replaced. Gordon Grimditch seconded motion. Motion carried 4 to 1 with Chris Pavlou casting the dissented vote

Zoning Hearing Board Matters

One West Partners – 27 E Third Street

Joseph Chapman, (architect), representing One West Partners presented a plan to change the use group of the existing 2 story structure from a residential use to an office use. Also, they are proposing to provide an off street parking area in the rear. Peter Williamson inquired to why the owner doesn't want to share parking being that he owns the neighboring lot as well. Mr. Chapman replied the owner just doesn't want to. Engineer Walton inquired to why the owner can't conform to just 2 spaces and feels he should be made to do so. Peter Williamson motioned to recommend that Borough Council oppose application as submitted due to lack of explanation why he can't comply with the design regulations of a parking area (311-83k). Robert Yosua seconded motion. Motion carried unanimously.

Single-Family Dwelling – 328-330 Amber Street

Robert Botcha, representative for the owner James Gilmore presented a plan to subdivide the existing 6,500 sq ft lot into 2 lots. The existing lot would be reduced to 4,500 sq ft and the other would be a 2,000 sq ft lot. Each lot would contain a single-family dwelling. The subdivision would create 2 nonconforming lots, which is prohibited by Borough code. Peter Williamson inquired to how the properties are deeded. Mr. Botcha replied that all three properties are listed under one deed. Peter Williamson believes that there is no reason to allow for anyone to develop their side yard just because they have an unused area. Robert Yosua motioned that Borough Council oppose application as submitted on the foundation they haven't proven a hardship; seconded By Chris Pavlou. Motion carried unanimously.

Closing Discussion

Vice-President Robinson requested feedback from the Commission about their opinion on increasing the Zoning Hearing Board members from 3 to 5 members. Chris Pavlou motioned to approve increase; seconded by Robert Yosua. Motion carried unanimously.

The next Commission meeting is scheduled for February 4, 2003.

Adjournment

Gordon Grimditch made a motion to adjourn the meeting; seconded by Robert Yosua. Motion carried unanimously. Meeting adjourned at 9:35 p.m.

Respectfully submitted,

Tara Lynn Higgins
Administrative Secretary