

**BOROUGH OF MEDIA  
MINUTES  
PLANNING COMMISSION MEETING  
FEBRUARY 4, 2003**

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

Robert Yosua made a motion to approve the minutes of the Commission meeting of January 7, 2003. Gordon Grimditch seconded the motion. Motion carried unanimously.

**Sign Permits**

New Orleans Café – 1 W State Street

Robert Ewers, owner presented a plan to place a wall sign on the sidewall at the above address, which would acknowledge their take-out business in the basement. Tina Mason inquired to the size of the sign and Mr. Ewers replied the sign would not be more than the allowed 15 sq ft. Chris Pavlou suggested tabling the discussion until next month when a true rendering to scale can be presented. Vice-Chairperson Williamson so ordered the discussion tabled.

Carpenter, McCadden & Lane, LLP – 17 E. Front Street

Edward Carpenter, partner is proposing to place a freestanding sign in the front yard of 17 E. Front Street. The sign meets all requirements and will hang on the existing post. Chris Pavlou suggested that the lettering be closer together and that the line in the center be removed. Mr. Carpenter agreed to consider his suggestion. Gordon Grimditch motioned to approve application as submitted with allowance of usage of the existing post; seconded by Tina Mason. Motion carried unanimously.

China Nails Studio – 47 E State Street

Thuy Son Hang, owner presented a plan to place an awning sign on both facades of the building at the corner of State & Monroe Sts. The sign acknowledges the business name and the phone number. Chris Pavlou requested guidance from Code Enforcement Officer Jeffery as to if the phone number was allowed. After reviewing the code, Code

Enforcement Officer Jeffery replied that the phone number may not be on the signs. Peter Williamson inquired to if the sign was to be illuminated. Mr. Hang replied that lighting would be directed at the ground and the awning being burgundy and lettering white there wouldn't be spell though. Tina Mason motioned to approve application as submitted with the condition that the phone number does not appear on the signs; seconded by Robert Yosua. Motion carried unanimously.

Media Cellular and Wireless – 415 E Baltimore Ave.

Tim Henry, owner requested approval to place a wall sign as well as a slab into the existing freestanding sign. Signs meet all requirements and will announce the business name. Code Enforcement Officer Jeffery mentioned that the existing temporary banner must be removed quickly as it was hung without a permit. Mr. Henry agreed. Gordon Grimditch motioned to approve application as submitted; seconded by Robert Yosua. Motion carried unanimously.

**Land Development/Subdivision**

Change of Use/Addition – 216 W Front Street

Robert Linn, architect is proposing to convert the second story of this existing structure from an apartment to an office. Mr. Linn also would like to add a 107-ft<sup>2</sup> addition to the structure to accommodate the second floor conversion. Gordon Grimditch inquired to if the parking requirement is met and Mr. Linn replied yes and explained his calculations. The addition will consist of a deck, wider stairs, and a roof. Borough Engineer Walton listed conditions that must be met in his memo dated 2/2/03. Mr. Linn reviewed the memo and agreed to comply. Gordon Grimditch motioned to approve application as submitted with condition that all the comments in the NDI Memo dated 2/2/03 are addressed; seconded by Chris Pavlou. Motion carried unanimously.

**Zoning Hearing Board Matters**

Lloyd Peskin – 212 N Plum Street

Don Pertosa, attorney, Lloyd Peskin, owner and Mrs. Peskin, owner presented a plan to rehabilitate the existing townhouse and to construct a row of two townhouses on the vacant lot. Mr. Peskin is seeking a variance to allow for a row of two opposed to the required row of four town houses, second variance is to increase the lot size from 1,250 to 1,625 ft<sup>2</sup>, third variance is to eliminate the 5 foot landscaped buffer required in front of structure. Borough Engineer Walton expressed his concern with emergency vehicles not being able to reach the emergency due to a narrow street and on-street parking. Borough Engineer Walton believes on-street parking should be eliminated and that building should be sprinklered. Tina Mason inquired to why the townhouses couldn't be pushed back to

have the landscape buffer that is required and request a rear-yard variance. Mr. Pertosa will review these comments and address them. Tina Mason motioned that Borough Council not oppose application for variances 1) two in a row oppose to four 2) allow lot 1 increase and 3) eliminate 5 ft landscape or request a rear yard variance if structure is pushed back. Robert Yosua seconded the motion. Motion carried Unanimously.

#### Off-Street Parking Area – 27 E Third Street

Joseph Chapman, (architect), presented a plan last month to change the use group of the existing 2 story structure from a residential use to an office use, which would require additional off street parking in the rear. Planning Commission members recommended that the application be opposed due to lack of explanation on why owner doesn't want to share parking will 25 E Third St. being that he owns this lot as well.

Mr. Joseph Chapman, Mark D'amico, Esq. and George Beebe, Arbor Inc. were present this month to present a revised plan. The revised plan calls for a reduction in the original square footage for the addition, which lowers the parking requirement to 3 spaces. Peter Williamson explained that he believes they are creating there own hardship with parking and suggested that they push the parking area over to the other lot and request a variance from the required 5 foot buffer. Engineer Walton recommended no fence be allowed between parking areas. Tina Mason motioned to recommend that Borough Council not oppose revised application dated 2/4/03 as submitted. Robert Yosua seconded motion. Motion carried unanimously.

#### Closing Discussion

Vice-President Robinson requested feedback from the Commission about their opinion on Façade Enhancements. Peter Williamson entertained a motioned to request Jim send an e-mail requesting comments to all Commission members; seconded by Chris Pavlou. Motion carried unanimously.

Peter Williamson announced that as of March 5, 2003 he is resigning. The next Commission meeting is scheduled for March 4, 2003.

#### Adjournment

Robert Yosua made a motion to adjourn the meeting; seconded by Tina Mason. Motion carried unanimously. Meeting adjourned at 10:00 p.m.

Respectfully submitted,

Tara Lynn Higgins  
Administrative Secretary