

**BOROUGH OF MEDIA  
MINUTES  
PLANNING COMMISSION MEETING  
APRIL 1, 2003**

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

Vice-Chairperson Payne called the meeting to order at 7:30 p.m.

**Approval of Minutes**

Gordon Grimditch made a motion to approve the minutes of the Commission meeting of March 4, 2003. Robert Yosua seconded the motion. Motion carried unanimously.

**Sign Permits**

Déjà vu Hair Salon – 31 W State Street

John McCosker, proprietor is proposing to place black raised letters on the façade of the above property. Peter Williamson inquired to if the signage would have lighting. Mr. McCosker replied that he proposes to have two light fixtures one would be above the “a” facing down and the other would be above the “u” facing down. Peter Williamson made a motion to approve application as submitted; seconded by Gordon Grimditch. Motion carried unanimously.

Starbucks – 443 E Baltimore Ave.

Vice-Chairperson Payne inquired from the audience if there was anyone to represent this sign application and there was no one present. Robert Yosua motioned to table application until a later meeting; seconded by Peter Williamson. Motion carried unanimously.

Dental Office – 422 Manchester Ave.

Scott Garrison, owner and Robert Linn, architect presented a plan to place two 6ft2 freestanding signs and one wall sign on the above property. The first freestanding sign will be place on the Manchester Ave. side and the other freestanding sign would be placed on the Lincoln Street side. The wall sign is to be placed on the Radnor Street façade. Robert Yosua made a motion to approve application as submitted; seconded by Peter Williamson. Motion carried unanimously.

Acme – E. side of Providence Rd N/o Baltimore Ave.

Joseph D’Amico, attorney and Mike Bayliss, Bayliss Sign Co. is proposing to place a 48ft2, 14 ft high internally illuminated, freestanding sign on the above property. Mr.

D'Amico mentioned the owners are willing to waive their right to have a freestanding sign on Baltimore Ave. in order to erect the proposed sign. Chris Pavlou motioned to approve application with the conditions that the tenant slots are all the same color and have the same print. Additionally, that there is landscaping at the base. Motion was seconded by Peter Williamson and carried unanimously.

### **Land Development**

#### **Kevin Gillen Townhouses – 525 N. Orange Street**

Kevin Gillen, owner Tom Felton, architect and Robert Linn, architect presented a plan for final review to construct 5 townhouses with frontage on Broomall Street 10 parking spaces are required and they have 15 spaces, each parcel has a car port that will be constructed to resemble farmhouse sheds and will be stucco to match the townhouses. Peter Williamson questioned on why the plans were changed to now not allow access from Orange Street. Mr. Linn explained that the site distance was not good and they felt this was a better plan. Solicitor Middlebrooks requested Mr. Gillen to have attorney Adam Markus submit plans for cross easements. Robert Yosua motioned to recommend approval for the preliminary/final land development plan submitted by Traditional Architect 3/18/03 plan revised; seconded by Tina Mason. Motion carried unanimously.

#### **Stockton Hill, Inc. Townhouses – 212-216 N. Plum Street**

Joseph D'Amico, attorney presented a plan for final review to construct 2 townhouses and to renovate the existing house. Peter Williamson inquired to how the landscaping would be like. Mr. D'Amico replied that 2 trees would be planted and seeding where they can. Solicitor Middlebrooks questioned as to the status of Borough Engineer Walton's comments. Mr. D'Amico agreed that the buildings would be sprinklered, height of buildings would be noted on the plans, no fence allowed between lots 1 & 2, and the seepage bed will be addressed with Engineer Walton. Peter Williamson made a motion to recommend approval of the 3/12/03 plans with the condition that the Borough Solicitor and Borough Engineers comments are addressed; seconded by Robert Yosua. Motion carried unanimously.

#### **Sposato-Rayer – 520 N Edgmont Street**

Tim Sullivan, attorney presented a plan on behalf of Sposato-Rayer Builders to erect a single-family dwelling. Peter Williamson inquired to what type of trees would be planted to replace the street trees that will be removed. Mr. Sullivan requested feedback from Peter Williamson as to what he would recommend. Peter Williamson recommended 2 red maples height no higher that 10 to 12 ft. Solicitor Middlebrooks requested that the final easement language be sent to her as well as the paper work for the cross easement as required. Mr. Sullivan agreed. Borough Engineer Walton inquired to the status of his comments and Mr. Sullivan agreed that the owners will comply. Peter Williamson made a motion to recommend approval with condition all Engineer Walton's comments and satisfied; seconded by Tina Mason. Motion carried unanimously.

One West Partnership – 27 W Third Street

Joe Chapman, Architect, Mark D'Amico, Attorney, and George Beebe, representing One West Partnership presented a plan to expand the existing office building and receive approval by the Zoning Hearing Board on 3/27/03. Tina Mason requested a rendering of what the addition would look like and Mr. D'Amico showed a rendering and explained that the building will resemble the rendering. Borough Engineer Walton questioned if building will be ADA compliant. Mr. D'Amico replied yes. Tina Mason motioned to approve application as submitted; seconded by Chris Pavlou. Motion carried unanimously.

Media Real Estate – 300 Block E. State Street

Vince Mancini, Attorney and Dennis Slostead, representing the owner Media Real Estate present a plan to demolish the existing structures on the south side of the 300 block E. State Street in order to construct a 45 unit apartment building with underground parking. Mr. Mancini explained that the proposed plans require a few variances on lot area, lot coverage, and building height. Tina Mason informed Mr. Mancini he needs to have a variance for the number of stories above ground as well. Mr. Mancini agreed to amend his application. Mr. Slostead explained that these types of apartments are expensive to rent because they are so large and with the parking underground it allows for a green area around the building as well as better security. Chris Pavlou questioned as to why they chose to erect an apartment building and Mr. Mancini replied that the properties are Zoned for a use-by-right plan. Peter Williamson motioned to table this discussion until May 2, 2003; seconded by Gordon Grimditch. Motion carried unanimously.

**Adjournment**

Gordon Grimditch made a motion to adjourn the meeting; seconded by Peter Williamson. Motion carried unanimously. Meeting adjourned at 11:15 p.m.

Respectfully submitted,

Tara Lynn Higgins,  
Administrative Secretary