

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
DECEMBER 2, 2003**

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

Chairperson Moss called the meeting to order at 7:35 p.m.

Approval of Minutes

Bill Payne made a motion to approve the minutes of the Commission meeting of November 5, 2003. Tina Mason seconded the motion. Motion carried unanimously.

Sign Permits

McCarrin Chiropractics – 605 W State Street

Dr. John McCarrin, submitted a plan to erect a wall sign and attached a panel to the existing freestanding sign. The wall sign is 2.9 sq ft, internally illuminated, affixed to the front of the building. The same attachment to the freestanding sign is 17.7 sq ft and will be directly below the existing University of Penn sign. Peter Williamson made a motion to approve application as submitted; seconded by Tina Mason. Motion carried unanimously.

Jonathon Shapiro Bodyworks Karate – 135 E Baltimore Ave

Mike Bayliss, Bayliss Sign Co. & Jonathon Shapiro are proposing to reface the existing 32 sq ft internally illuminated freestanding sign and add an 18 sq ft portion (3 lines), which would be interchangeable text. Peter Williamson made a motion to approve the application for the 32 sq ft (standard sign) and to table the interchangeable lettering portion following further feedback from our solicitor. Bill Payne seconded the motion. Motion carried unanimously.

Horizon Services, Inc. – 845 N Jackson Street

Mark Akin, & Dave Geiger, Gateway Partnership are proposing to reface an existing wall sign and an existing freestanding sign to represent Horizon's Services, Inc. The wall sign is 48sq ft with orange background, white lettering & blue detailing. The freestanding sign is 42sq ft with orange background, white lettering, & blue detailing internally illuminated. The Planning Commission had some concern regarding the freestanding sign not being located within the property lines. Mr. Geiger explained that the solicitor's

office is drafting an agreement addressing the issue of the right-of-way. Peter Williamson questioned the size of the wall sign explaining that to be in compliance with borough code they are only allowed 44sq ft. Code Enforcement Officer Jeffery addressed this concern by explaining that Mr. Geiger would just have to reduce the message area to 44sq ft by adding an additional black border. Mr. Geiger agreed. Peter Williamson made a motion to approve the application with the condition that the wall sign be reduced by border to 44sq ft and that the agreement regarding the right-of-way with the solicitors office would be signed prior to the refacing of the freestanding sign. Robert Yosua seconded the motion. Motion carried unanimously.

Subway – 208 W State Street

Mike Bayliss, Bayliss Sign Co. presented a plan on behalf of the owner Steve Botella and proprietor Vasu Patel to erect a 17.5sq ft internally illuminated sign on the face of the store, which would be channel letters in white & yellow representing Subway. Tina Mason was concerned that the neon white & yellow lettering would glare too much and cause a hazard Chris Pavlou asked if there was any other type of signage that is acceptable by Subway. Mr. Bayliss replied that he has done awnings with the name on the top or carved wood sign. Peter Williamson requested that they investigate using a different type of sign. Mr. Bayliss agreed to go back to the storeowner and explore different choice. Tina Mason motioned to table the proposal; seconded by Bill Payne. Motion carried unanimously.

Land Development & Subdivision

Koch Townhouses – 400 N Orange Street

Nicolas Cirelli, Architect and Chris Gaveman, Architect presented a plan on behalf of the owners to construct 4 3-story townhouses. Karen Gilbert area resident questioned what the Orange Street façade would look like. Mr. Gaveman noted that there would be 5 windows and red brick. Peter Williamson recommended that the two large oak trees on the property stay. Mr. Cirelli explained that it might be hard to save the trees but that they would try. Robert Yosua mentioned that the front setback of townhouse developments must be staggered to be within borough code. Mr. Gaveman agreed to flip one end to make them staggered. Tina Mason explained that the brick sidewalk and granite curbing must stay per borough ordinance, or receive a waiver from Borough Council to be removed. Mr. Cirelli was unaware of the ordinance but has no problem with keeping the brick & granite. Peter Williamson mentioned that there is the need for cross easements in order to ensure access to the rear yards. Mr. Cirelli agreed. Borough Engineer Walton explained that each unit should have residential sprinklers and each driveway should have a 14 ft apron, which tapers down to 12 ft. Mr. Cirelli agreed to comply. Tina Mason motioned to approve the preliminary plan; seconded by Bill Payne. Motion carried unanimously.

Delaware County Bar Association's Addition – 335 W Front Street

Robert Linn, Architect presented a plan on behalf of the Delaware County Bar Association for a 1-story addition to the northwest corner of the existing structure. Mr.

Linn also is proposing to enhance the front entrance with a sloping roof. Peter Williamson inquired about the landscaping plan. Mr. Linn explained that the Bar Association has contracted a landscaping company. Steve Moss mentioned that he is a member of the Bar Association and will not cast a vote. Robert Yosua questioned parking ratios. Mr. Linn explained that the Bar Association would be demolishing the existing building and garage on the adjacent parcel to allow for additional parking to support the new addition. Borough Engineer Walton listed a few recommendations in the NDI memo dated 12/1/03. Bill Payne motioned to approve the application as submitted with the condition all issues listed in the memo are incorporated into the plan; seconded by Tina Mason. Motion carried unanimously with Steve Moss not casting a vote.

Zoning Hearing Board Matters

Construction Office – 31 E Front Street

Pat Gallagher, Owner & Sandra Baggot, Architect are proposing to change the use of the existing residential property to business use for the office of J & P Construction company. No construction equipment would be stored on the premises and the office is strictly for estimates, quotes, and information. The plan requires three parking spaces to meet the zoning ordinance. Mr. Gallagher is requesting relief from the required 5 foot landscaping buffer to allow for a forth parking space. Mr. Gallagher is also purposing to erect a fence in place of this buffer in order to separate from the residential neighbor. Karen Gallagher, a neighbor inquired to why the fence? Ms. Baggot replied to buffer the residential neighbor from the business office. Peter Williamson suggested removing the forth space since it's not required and adding a tree in its place, also small plantings at bottom of fence. Mr. Gallagher agreed. Peter Williamson motioned to not oppose application as submitted with the condition that all engineer Walton's comments list on the NDI memo dated December 1, 2003 are addressed and application is changed to reflect 3 parking spaces with a shade tree replacing the forth space and small plantings at bottom of the fence. Robert Yosua seconded motion. Motion carried unanimously.

New Tiny Hoagie Shop Addition – 122 Manchester Ave.

Peter Defeo, Property Owner and Don Bak, Architect presented a plan previously to enlarge the existing non-conforming building to more than 50%. They have returned with a reduced plan, which only requests permission for a small one-story office addition to support the shop. Peter Williamson inquired to the request for landscaping variances. Mr. Defeo sketched a plan of landscaping the Baker Street Alley with 2 shadetrees, some rhododendrons and some shrubs. Peter Williamson improved the sketch by adding 2 Red Maples, 7 Rhododendrons, and 12 Blue Rug Juniper. Mr. Defeo agreed. Bill Payne commended Don Bak and Mr. Defeo for conforming to what the Planning Commission was looking to see. Borough Engineer Walton needs to see the delivery area marked on the plans. Peter Williamson motioned to not oppose application as submitted with the condition that the Borough Engineers comments are met; seconded by Bill Payne. Motion carried unanimously.

Garage – 201 E Front Street

Jack Doyle & Patti Johnson, property owners are proposing to construct a 22' deep by 23' wide garage in the rear of their house. They previously presented a plan of a garage 26' deep by 26' wide in order to allow for extra storage. Members of the Planning Commission as well as Borough Council indicated that their original request was too large. Mr. Doyle explained that they need the additional square footage in the garage to allow for some storage as well as room to repair their cars. Peter Williamson asked if this would free up parking spaces on the street. Mr. Doyle replied not for the time being but in the future. Mr. Doyle explained that the hardship they currently face is that the property is all a hill. Which makes it difficult to access the basic lawn and home care tools on the upper level. Bill Payne made a motion to not oppose the application as submitted due to the previously mentioned hardship; seconded by Robert Yosua. Motion carried 5-1 with Chris Pavlou casting the nay vote.

Barber Shop – 1-7 Veterans Square

Chairperson Moss asked if there was anyone present to represent the application. There was no one present. After a brief discussion the Commission decided the vote. Robert Yosua made a motion to oppose application due to lack of information provided; seconded by Peter Williamson. Motion carried unanimously.

Adjournment

Robert Yosua made a motion to adjourn; seconded by Bill Payne. Motion carried unanimously. Meeting adjourned at 11:15 p.m.

Respectfully submitted,

Tara Lynn Higgins,
Administrative Secretary