

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
MAY 4, 2004**

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

Vice-Chairperson Payne called the meeting to order at 7:33 p.m. and began by requesting a moment of silence in remembrance of Arthur Smith a former Borough Councilperson.

Approval of Minutes

Robert Yosua made a motion to approve the minutes of the Commission meeting of April 6, 2004. Peter Williamson seconded the motion. Peter Williamson amended the minutes of 411 Manchester Ave to reflect the position that the individual members expressed the opinion that the application is a new one rather than the whole Commission taking a position. Motion carried unanimously.

Sign Permits

112 W Front Street – In Front Real Estate

Tony Lee Cavanaugh, Attorney is proposing to place a wall sign directly below the lamp next to the door on the wall at the above address, which would represent the law office. The sign will be bronze and a little over 2 sq ft. Peter Williamson asked Code Enforcement Officer Jeffery if the sign was compliant in the historical district. Code Enforcement Officer Jeffery concurred. Peter Williamson made a motion to approve the application as submitted, seconded by Tina Mason. Motion carried unanimously.

446 E State Street – Media BP Amoco

Steve Kayabas, Ocean Petroleum and Gary Drumheller, Pro Signs Company are proposing to reface the existing Amoco signs to represent the change to BP. The freestanding sign will be a smaller oval and will be green, yellow, and pearl. The canopy sign will have a helius that is green, yellow, and pearl with a bull nose logo in the center. Code Enforcement Officer Jeffery explained that all signs are compliant with the current HBO zoning district. Tina Mason asked if the pumps would have new signs as well. Mr. Kayabas replied no, just a new paint job. Vice-Chairperson Payne asked if the building would have a sign. Mr. Kayabas replied no, maybe just a new paint job. Peter Williamson made a motion to approve the application as submitted, seconded by Robert Yosua. Motion carried unanimously.

8 State Road – Affinity Hair, Skin, Nails, Inc.

Danielle Valenti, business owner is proposing to reface the existing wall sign at the above address. The sign will identify her salon and will be white and black. Peter Williamson asked if it would be backlit. Ms. Valenti replied yes. Vice-Chairperson Payne asked Code Enforcement Officer Jeffery if the sign is compliant. Code Enforcement Officer Jeffery replied yes but indicated that the Planning Commission might wish to address the code requirement for harmony in all signs. Peter Williamson addressed that by stating that the all or most shops there have box wall signs that are backlit and are as similar as could be expected in an existing shopping center. Robert Yosua made a motion to approve the sign as submitted; seconded by Tina Mason. Motion carried unanimously.

5 E State Street – Gallery @ 5 East

Vice-Chairperson Payne asked the audience if there was anyone present to represent this application and there was no reply. Vice-Chairperson Payne tabled discussion until a representative is present.

Land Development & Subdivision

Change of Use – 111 W State Street

William Haburcak, Attorney, Gregory LaMonaca and James Burdette, partners of Gift Registry 21, Inc. are proposing to change to use of the old Hair Dynasty to an educational toy store. Peter Williamson asked how they would control parking for employees. Mr. Burdette explained that they have a law office in town that they would park at and walk to the store. Vice-Chairperson Payne asked if all of Borough Engineer Walton's concerns had been addressed. Mr. Haburcak explained that most of the concerns had been addressed. Borough Engineer Walton asked about the dumpster in the alley. Mr. Burdette explained that a dumpster enclosure would need to be worked out at a different date but at this time it's not feasible. Peter Williamson made a motion to approve application as submitted with the condition that all of Borough Engineer Walton's comments are addressed, seconded by Tina Mason. Motion carried unanimously.

Subdivision – 217 N Edgmont Street

Timothy Sullivan, Attorney on behalf of the owners John and Linda Conner presented plans to subdivide the existing lot into two equal lots and allow for a shared drive with an easement. Code Enforcement Officer Jeffery read into the record Solicitor Middlebrook's position indicating that it is the Borough's position that the area of a shared or common driveway area is not calculated into the minimum lot area. Mr. Sullivan explained that he is having difficulty locating that within the Borough Code and asked for guidance. Peter Williamson asked if Mr. Sullivan would like to defer until more guidance can be given. Mr. Sullivan agreed and requested a continuance until next month. Robert Yosua made a motion to continue the discussion until next month when Borough Solicitor

Middlebrooks could be present; seconded by Peter Williamson. Motion carried unanimously.

Review of Ordinance

The Commission reviewed the proposed ordinance on neglected vehicles and determined they would like to use this ordinance as a catchall and requested more time to enter their input.

Adjournment

Robert Yosua made a motion to adjourn the meeting; seconded by Peter Williamson. Motion carried unanimously. Meeting adjourned at 9:00 pm

Respectfully submitted,

Tara Lynn Higgins,
Administrative Secretary