

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
January 4, 2005**

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

Steve Moss called the meeting to order at 7:30 p.m.

Approval of Minutes

Steve Moss made a motion to approve the minutes of the December 7, 2004 Planning Commission Meeting; Larry Morroni seconded the motion with change from adjourned at 21:30 hours to 9:30 P.M. Motion carried unanimously.

Land Development Applications

448 E Baltimore Ave – Nova Savings

Van Potteiger, Architects, representing Robert Smik of Nova Savings Bank, reviewed an additional elevation of the proposed structure, which was presented to the Planning Commission in previous meetings. The only change from previously approved submissions is a cut back from the front yard set back which translates into an additional 157 sq. ft. in the net building area. This increase is still well within zoning agreement. This request is prompted by the business needs of the bank. The corner of the building will have a rounded window looking into bank area. The existing landscape plan and lighting agreement remain unchanged. Discussion ensued related to potential traffic problems south bound on Baltimore Avenue. There was a concern that cars would attempt left hand turns thus backing up traffic. Van Potteiger explained that there was not a sufficient angle to make a left hand turn and that the area was not easy to see from Southbound lane. Tina Mason asked if it was possible to lower the chimney as it now stands out even more since the roofline has been lowered. The applicants will review and see how proportions work out. No commitment made to reduce but they will review. Peter Williamson commended the applicants on their willingness to work with the Commission and their responsiveness to the suggestions the Commission had previously made. Engineer Walton requested the applicant submit a letter withdrawing their original application to avoid confusion in the future. Jim Jeffery requested the previously approved lighting, landscaping, traffic flow and parking plans be incorporated with this new plan and to include the current date. Engineer Walton reminded applicant that they must keep written trash records to comply with Act 101. Peter Williamson made motion to approve (1/4/05) application as submitted with the condition a full set of new plans is given to and accepted by the Code Enforcement Officer and the Borough Engineer.

Additionally, applicant will review potential of reducing height of chimney if possible. Bill Payne seconded the motion. Motion carried unanimously.

Zoning Review

1 Cherry Street-Dean Sherwin

Robert Linn, Architects is seeking zoning relief from lot width requirements to sub-divide an existing lot and construction of a new single-family dwelling. The site is 13,980 S.F., and currently has a single structure on the left side of the lot that is a duplex. The proposal is to subdivide the parcel, keep the duplex, and construct a new single-family residence on the new lot. All aspects of Lot 1, which has the existing duplex, will be conforming, or remain legally nonconforming, after the subdivision. Lot 2 will be totally conforming, except the lot width of 45'-1" is less than the required width of 60 feet, which will require zoning relief. The lot itself will be 7,315 S.F., which exceeds the minimum requirement of 6,600 S.F., so it is a product of unique shape of the site that results in the reduced width. Tina Mason identified at outset that in her Upper Providence Zoning capacity, she has had prior conversations with applicant. She feels this in no way will influence her objectivity. Currently 7 ½' of the property falls within Upper Providence. As process moves forward, there will be further discussions with Upper Providence Zoning concerning the potential of moving this area to Media Borough's jurisdiction. Peter Williamson observed that within the density of the neighborhood, the property is not meaningfully different from surrounding properties. Tina Mason raised concerns regarding pedestrian safety and the need for off street parking and pavements. Robert Linn agreed he could move 10'. He also requested using Right of Way to develop parking spaces. Tina Mason requested the Right of Way not be used for parking. Tina Mason made a motion the Council not oppose the application if the following conditions met: Lot 1 has 4 parking spaces, lot 2 has 2 parking spaces, all parking spaces outside of the right of way, and add sidewalk and curbing across both lots. Bill Payne seconded the motion. Peter Williamson amended the motion detailing parking spaces in lot 1 be sufficiently deep that a minimum of 5' exist from edge of pavement and edge of typical car. Motion carried unanimously.

312 N. Orange Street-Robert Linn Plan Project

Robert Linn, Architect is requesting a lot area variance to sub-divide existing lots, demolish the existing structures contained upon those lots, and construct three new residential buildings. The site currently has two (2) lots fronting on Orange Street with a dwelling unit on each lot, attached with a common party wall on the property line (a twin). The existing structures are in a poor state of repair and will be removed. The proposal is to combine the two (2) lots, which have a total of 9,750 S.F. of land, and create three (3) new lots, with frontage on Third Street. One lot would have a new single-family residence, and the other two (2) lots would have a new pair of residences with a common party wall (a Twin). Both of these dwelling types are permitted in the R-3 Zoning District. All aspects of the twin lots (lots 2 and 3) are compliant with the

Zoning Code. The single lot is fully compliant with all dimensional constraints, except the lot size is 3,748 S.F. instead of the required 4,000 S.F. The 252 S.F. difference (6%) requires zoning relief. The proposed 25% site coverage of the lot is less than the 30% allowed, so although the lot is slightly smaller than required, there is not a site density issue under the proposal. Peter Williamson and Tina Mason raised concerns about façade appearance from Orange Street side. Steve Moss questioned reason why not just have two (2) lots. Robert Linn identified the economics, density improvements and diminimus nature of the request. Bill Payne made a motion that Borough Council not oppose the application as submitted if the single-family residence has the addition of a wrap around porch with a window facing Orange Street and sidewalks at all frontages. Larry Morroni seconded the motion. Motion carried unanimously.

Façade Enhancement Review

8 E State Street-Rainbow Hallmark Store

Robert Linn, Architect reviewed façade changes to building previously occupied by PA State Store. Mr. Shinn intends to pop out windows to provide more light, create transom windows and install a 3' door, which is handicap compliant. Façade will be in keeping with what was done at bookstore across the street. Work is expected to start 1/15/05 with completion 2/15/05.

Adjournment

Bill Payton made a motion to adjourn the meeting; seconded by Tina Mason at 9:30 P.M.

Respectfully Submitted
January 11, 2005

Mary Jane Boyland
Administrative Assistant