

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
May 3, 2005**

The Media Borough Planning Commission met on the above date with the following members present: Vice Chairperson Bill Payne, Peter Williamson, Robert Yosua, Tina Mason, Chris Pavlou, Larry Morrone, and Bill Payne. Also present were Vice-President Paul Robinson, Code Enforcement Officer Jeffery, and Engineer Walton. Chairperson Steve Moss was absent. Vice Chairperson Bill Payne officially called the meeting to order at 7:30 p.m.

Approval of Minutes

Peter Williamson made a motion to approve the minutes of the April 5, 2005 Planning Commission Meeting. Tina Mason seconded the motion. Motion carried unanimously.

Sign Review

609 W. State Street- White Orchid Antiques

Paul Schlenker reviewed application and diagrams for two signs. Code Enforcement Officer Jeffery reviewed definition of code related to signs. Mr. Schlenker's sign was 48 sq ft and internally illuminated and the White Orchard sign was 16 sq ft. Both these signs are compliant with code. It was suggested to Mr. Schlenker that the wall mounted sign be lowered. Peter Williamson made the motion to approve application as submitted with the condition that the antique sign on the building façade be lowered to some place close to center of exposed façade and appropriate landscaping be placed at base of freestanding sign. Bob Yosua seconded the motion. Motion carried unanimously.

2 W. State Street-Quincy Marqueting

Allan Burke, representing Quincy, reviewed sign design application, color scheme and associated lighting. Code Enforcement Officer Jeffery stated sign dimensions are within code. Peter Williamson made the motion to approve application as submitted. Bob Yosua seconded the motion. Motion carried unanimously.

280 N. Providence Road-Commonwealth Real Estate

Jeffrey Cadorette represented Commonwealth Real Estate. Greg of KC Sign reviewed sign design. Code Enforcement Officer Jeffery stated sign dimensions of 41 sq ft is within code and identifies all the tenants of the multi tenant building in a single sign. Landscaping at the sign base is needed and sign adjustment required so no sight obstruction for vehicles occurs. Also, the type of lighting to be used will be reviewed. Chris Pavlou made motion to accept application as submitted with the condition that the sign has lighting from top rather than bottom. Tina Mason amended the motion to include the additional condition that

the landscaping selected not interfere with sight triangle. Peter Williams seconded the motion. Motion carried unanimously.

Comprehensive Plan Review

Tom Comitta of Thomas Comitta Associates, Inc. reviewed the development of the Comprehensive Plan over the last several months. At the last joint review, 7/21/05 was identified as a possible date for a public hearing before Borough Council. The objective tonight would be to take additional comments related to the plan with the expectation of ultimate submittal to Delaware Counting Planning Department for their review. Tom Comitta reviewed requirements of Act 247. Mr. Comitta explained this plan was focused as a policy oriented document. He proceeded to review the Comprehensive Plan and explained form versus use theory. Mike Berman, speaking as a private citizen, found a problem with the orientation of the way finding signs. He cited Trader Joes as an example, which showed North on the map but orientation actually South. He discussed use of recreational facilities at Media School and shared concerns related to lighting and inadequate landscaping. He suggested adding speed bumps to Front Street. Peter Williamson made multiple suggestions as to content placement of text within the Comprehensive Plan document itself. Tom Comitta discussed options for further plan review with advanced copy going to Delaware County Planning Commission (DCPC). The DCPC acts as an advisory board. Mr. Comitta suggested that May 18th be communicated as the dead line for final comments. These comments would be sent to Tom via Jeff Smith. Tom would incorporate comments and send revised document to Jeff Smith by May 24th for distribution. This would provide a two-week review time prior to Planning Commission next meeting, June 7th. At that time, Tom hopes that the Planning Commission provides their recommendations to Borough Council who will meet on June 16th. Michel Magloaghan, representing the Media Library, reviewed long-range plans the library was beginning to develop. He described the areas and objectives the library consultant was reviewing. Mr. Magloaghan reinforced the need for on-going dialogue between the library and the planning group. Chris Pavlou followed up on Mr. Magloaghan comments promoting fine arts and galleries. There was significant discussion relating to promotion of musical and cultural events, possible expanded use of Media Theatre, and general promotion of galleries with a focus on attracting local and regional artists.

Adjournment

Chris Pavlou made a motion to adjourn the meeting; seconded by Peter Williamson at 9:30 P.M.

Respectfully Submitted
May 16, 2005

Mary Jane Boyland
Administrative Assistant