

**BOROUGH OF MEDIA  
MINUTES  
PLANNING COMMISSION MEETING  
June 7, 2005**

The Media Borough Planning Commission met on the above date with the following members present: Chairperson Steve Moss, Vice Chairperson Bill Payne, Robert Yosua, Tina Mason. Also present were Vice-President Paul Robinson, Code Enforcement Officer Jeffery, and Engineer Walton. Peter Williamson, Chris Pavlou, and Larry Morroni were absent. Chairperson Steve Moss officially called the meeting to order at 7:45 p.m.

**Approval of Minutes**

Bill Payne made a motion to approve the minutes of the May 3, 2005 Planning Commission Meeting. Tina Mason seconded the motion. Motion carried unanimously.

**Sign Review**

**212 W. State Street- Seven Stones**

Denise Yocco presented application. Code Enforcement Officer Jeffery reviewed definition of code related to the proposed two signs. State street sign is 96" by 24" and the Baker Street sign is 107" by 12.2". These signs are within all code requirements. Tina Mason made the motion to approve application as submitted. Rob Yosua seconded the motion. Motion carried unanimously.

**Land development/subdivision applications**

**313 W. Baltimore Avenue-Commonwealth Real Estate Investors**

G.D. Houtman & Son, Inc—Preliminary/final submission to renovate existing commercial building and change façade. Dennis Slostad represented Media Real Estate. Bob Linn reviewed façade changes, which included a new entrance on side facing Orange Street, new roof, columns, and canopies. There will be new decorative lighting over doors while retaining original fixtures. There will be automatic in and out doors. Application for building signs will be submitted at a later time. On Baker Street side of building, there is a mezzanine in upper level of building, which is flush with rear garages. This will be used by LCB for storage. Stock will be moved via a conveyor belt to first floor of store. LCB will use Baker Street as loading and unloading zone and for a wholesale/retail pick up point. Although Baker Street is offsite, it could be considered defacto parking. Adjacent municipal lot is currently under utilized and could again provide defacto parking. Seventeen parking spaces are available on the site. The requirement is 13. There was discussion about this property being two lots, with building on one lot and parking on second lot. Mr. Slostad explained intent of lease is the parking lot and the building are together. There was a suggestion that applicant consider submitting a reverse subdivision to eliminate future parking concerns. if the application proceeded without a reverse subdivision application, Chairman Moss

requested some type of legal document beyond the lease to tie the two lots together. Stephen Wasylyszyn reviewed site plan. He stated PA State store would be primary tenant. Media Real Estate will retain existing two apartments space. There will also be a small retail space at grade level. Mr. Wasylyszyn reviewed each item identified on Engineer Walton's revised June 3, 2005 memorandum. There was considerable discussion related to traffic making a left hand turn onto Baltimore Pike and potential hazards. A suggestion was made to not allow a left hand turn. HOP application will be made to Penn DOT. Engineer Walton suggested that Media Borough Council notify Penn Dot the right of review. If Borough Council decides they do not want a left hand turn, Council will state the reasons why and submit them to Penn Dot for their review. Penn Dot will make decision based on their findings. Landscape and lighting plans will be provided. Engineer Walton's items will be defined on updated plans. Vice-President Paul Robinson suggested Baker Street side be improved as much as possible and applicant consider some type of steps so people coming from State Street could more easily enter building. Chairman Moss requires updated plans addressing Borough Engineer's items, what legal vehicle would be used related to combining of lots and some type of documented study related to impact of left hand turn onto Baltimore Pike. Chairman Moss and Mr. Slostad agreed to table decision tonight. Applicant will provide information requested to Borough Engineer within three days and requested to be added to special meeting on June 14<sup>th</sup>.

### **7-13 E. Baltimore Pike- Commonwealth Real Estate Investors**

G.D. Houtman & Son, Inc. Preliminary/Final Submission  
Stephen Wasylyszyn of G.D. Houtman & Son, Inc. represented applicant. Mr. Wasylyszyn reviewed each of Engineer Walton's items detailed in NDI memo of 5/29/05. Applicant had previous secured zoning relief on frontage on property. There are no steps in the right of way. Added two (2) sets of walkways to the retail area. A resident, Virginia Purdy, submitted a signed petition requesting property not be torn down and replaced by an office building. She cited house is listed in register of historical houses in Media. It was determined the property is not a candidate for historical preservation nor is it located in the designated Media Historical preservation area. Two other residents who reside at the property also voiced their concerns. Vice Chairperson Bill Payne thanked Ms. Purdy for her presentation and her participation in the process. He further explained the role the Planning Commission played in this process. Vice Chairperson Bill Payne moved all documents Ms. Purdy reviewed be forwarded to Council. Rob Yousa made a motion that a recommendation be made to Borough Council to approve revised plans dated 5/25/05 provided final plans reflect reverse subdivision, trees are moved from side walk to side of building, Engineer Walton's items identified in 5/29/05 memo be addressed to his satisfaction, plan accurately reflect where dumpster will be located and type of screening, and that the Plan rendering will show consistency with buildings on Baltimore Pike. Tina Mason seconded the motion. Motion carried unanimously.

**113 W. 5<sup>th</sup> Street-CDS Development LLC**

Cirilli Associates-Preliminary/Final Submission

Tim Sullivan reviewed revised plan, which detailed two (2) sets of twins fronting on 5<sup>th</sup> Street and two (2) singles fronting on Broomall Street. They will retain existing trees on lot 4 and deed restrict it as open space to preserve the open space. Mr. Sullivan reviewed items from Engineer Walton's memo. Tina Mason made a motion that Council approve the application with the following conditions:

- West lot lines of Lots #1 thru #3 to be shifted 3' to the West.
- South lot line of Lot #5 be shifted 7-10' to the South to accommodate house footprint further away from sloped areas.

OR IN LIEU of Conditions 1 & 2, lot lines subject to the approval of the Borough Engineer & Fire Marshall to achieve the same goals.

- Three yard drains to be added to lot #6.
- Subject to compliance with Engineer's memo revision date of 6/3/05.
- Sidewalk extended on East side of development to meet up with existing sidewalk to the East.
- Cartway width of Broomall Street to be resolved with Borough Engineer to maintain 20' Right of Way.
- Sprinklers required for dwelling units on Lots 5 and 6 per Fire Marshall's input.
- Relocation of force sewer main servicing lots 5 & 6 into Broomall out of the steep slope area.
- Clearly delineate steep slope contours at West side of lot 6 to establish that it does not cross a steep slope.

Motion seconded by Bill Payne. Motion carried unanimously.

**Adjournment**

Tina Mason made a motion to adjourn the meeting; seconded by Rob Yosua at 10:30 P.M.

Respectfully Submitted  
July 1, 2005

Mary Jane Boyland  
Administrative Assistant