

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
August 2, 2005**

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

Approval of Minutes

Tina Mason made a motion to pass approval of the minutes of the July 5, 2005 Planning Commission Meeting to the next meeting. Peter Williamson seconded the motion. Motion carried unanimously.

Land development/subdivision applications

19 S. Olive Street-Navarat Ratanakanaka

Change of ICC Use Groups

Code Enforcement Officer Jeffery described change of use from Business Use 1 to Mix Use 1 with mercantile, selling bake goods, chocolate & gelato with some small tables. No change in parking requirement. Trash storage issues need to be resolved and a six foot, esthetically pleasing, fence shielding the rear area installed. Additional discussion occurred concerning storm water management, sewer connection and replacement of curbing and sidewalk. It was determined that a meeting between the owner, Mr. Harris, the tenant, Ms. Ratanakanaka and Borough representatives would be appropriate. Vice-President Paul Robinson, recommended that Code Enforcement Officer Jeffery's recommendation concerning enclosure and fencing be part of amended NDI report so all requirements would be captured in one document. Tina Mason made a motion that Council approve the change of use to Mercantile use conditioned upon the resolution of the Borough Engineer's conditions detailed in the memo of 7/26/05 with the addition of a rear fence, a solid style fence, minimum six feet high, in rear enclosing the walk way. The trash facilities to be resolved between the owner and the Borough for 15, 17 & 19 S. Olive Street and 33 W. State Street. This collection facility is located in the right of way of Jasper Street. The facility will handle recycling waste, grease rendering and screened appropriately. Motion seconded by Peter Williamson. Motion carried unanimously.

113 W. 5th Street-CDS Development LLC

Cirilli Associates-Preliminary/Final Submission

Tim Sullivan represented applicant seeking final plan approval. Mr. Sullivan reviewed list of conditions attached to preliminary plan approval as defined in Planning Commission 6/7/2005 meeting. All conditions were met as defined with the exception of filling in rear of lots 1 & 2 as defined in Borough Engineer's 6/3/05 memo. A fence was installed instead. Mr. Sullivan also agreed to repave lower portion of Broomall Street and touch up paving on upper section as needed. Mr. Sullivan reviewed items from Engineer Walton's subsequent memo of 7/19/05. These items were included in the revised plans dated 7/29/05. All items were agreed upon. Mr. Sullivan will prepare all deed restrictions and submit to Borough Solicitor for her review and approval. These restrictions will include fences must be maintained by owners of lot 1, 2 and 6. Also will include seepage beds and swales are responsibility of owners as a note on the recorded plan. Mr. Sullivan to review his language with Borough Solicitor so there is agreement on language for deed restrictions. Additional adjustment made to plans to detail that yard drains on lot 6 should be field located. There was discussion related to potential water in the basement on lot 6 since it is located so close to wetlands. Builder's engineer described the construction method they will use to address the ground water. Vice-President Robinson told Mr. Sullivan that the Borough Solicitor had additional questions, which would be referred to him by Code Enforcement Officer Jeffery. Tina Mason made a motion to delay decision until further data dealing with Borough engineer's review letter, concerns of the Borough solicitor and revision of the landscape plan to the September 6, 2005 planning meeting. Larry Morroni seconded the motion. Motion carried unanimously.

Adjournment

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

Respectfully Submitted
August 15, 2005

Mary Jane Boyland
Administrative Assistant