

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
October 13, 2005**

The Media Borough Planning Commission met on the above date with the following members present: Chairperson Steve Moss, Chris Pavlou, Tina Mason and Robert Yosua. Also present were Code Enforcement Officer Jeffery and Engineer Walton. Vice-President Paul Robinson, Vice Chairperson Payne, Larry Morroni and Peter Williamson were absent. Chris Pavlou started the meeting at 7:45 p.m. The meeting officially started when Chairperson Steve Moss was present at 8:00 p.m.

Approval of Minutes

Rob Yosua made a motion to approve the Planning Commission Meeting minutes of the September 6, 2005. Chris Pavlou seconded the motion. Motion carried. Tina Mason abstained.

Sign Applications

100 E. State Street Ben Ari Jewelry—Leon Ben Ari

Gary Drumheller of Pro Sign Company reviewed sign application. Mr. Drumheller was requested to add the notation that the signs would be illuminated to the application. Chris Pavlou made the motion that the proposed signs as defined in the application be approved. Rob Yosua seconded the motion. Motion carried unanimously.

9-11 S. Orange Street—On A Roll-Antonio DeRosa

Doug Goldberg of Tupp Signs, Inc. reviewed sign application. Rob Yosua made the motion that the proposed signs as defined in the application be approved. Chris Pavlou seconded the motion. Motion carried unanimously.

280 N. Providence Road-Curves—Media Real Estate

Greg Feld of KC Sign Co reviewed sign application. There was significant discussion related to requested size, color and placement of sign. There was a concern about safe sight lines and the fact this was already a non-conforming sign in a Residential district (R2). Members of the Commission discussed that when this non-conforming sign was previously approved, it was approved with understanding that the tenant name format would be identical with each other. Jeff Cadorette of Media Real Estate shared tenant concern that Curves sign as submitted was a registered trademark image and easily recognizable. Mr. Cadorette believes the sign not being the recognized color and font may negatively affect the tenant business. He requested that at a minimum the font be allowed. Mr. Cadorette's request was not accepted. It was suggested that the applicant and/or Media Real Estate retains the right to appear before the Zoning Hearing Board at a future time if they still feel it's important to have the

trademarked font. Tina Mason made a motion that existing non-conforming sign may be reconfigured, while maintaining its current square footage, to include the Curves sign. The reconfiguration must maintain the 6' ground clearance currently there. The sign must be in a harmonious pattern, color and font as the existing tenants. Landscaping to be added as defined by the zoning code with consideration that sight lines must not be hindered. Chris Pavlou seconded the motion. Motion carried unanimously

Land development/subdivision applications

27-35 E. Baltimore Avenue-Linn Architects

Preliminary Submission

Bob Linn representing applicant, USB, reviewed the application. Mr. Linn is also proposing widening Church Street approximately 7 ½ '. This PENDOT HOP application is being handled as a separate application so it does not delay the Land Development application. Mr. Linn hired Traffic Planning & Design to do traffic & flow study as part of their PENDOT HOP application. The current LDSD application is within 60' right of way and the widening of Church Street is not required to meet required set backs for this application. The application is for a two-story bank. The first floor contains teller and customer service area with a two-lane drive through with a service cart. Second floor contains board conference room. There is a parking requirement for 6 cars. Application proposes 8 parking spaces. The basement may be finished off at a future time but they will still be within parking space compliance. Mr. Linn will submit Landscaping, Photometric and Storm Water Management Plans as they move forward. Rob Yosua raised concern that sometimes presented renderings are not the same as final product. Mr. Linn assured him that 90% of what is being shown would be part of final product. In the final plan, Mr. Yosua would advocate that the materials being used be captured on the plan. Although Mr. Linn will make formal sign application in the future, he quickly reviewed proposed signage. He will have 30 sq ft sign in front and 20 sq ft sign on the side. This is within allowed 50 sq ft. He is considering a 15 sq ft sign in rear at Trader Joe's. Mr. Linn will be discussing some collective landscaping with Paul Cavanagh, the business neighbor to the East. Mr. Linn has agreed to all 10 comments from Borough Engineer in writing to the Borough. Engineer Walton made suggestion concerning installing sump pump in basement to discharge directly into seepage beds. Mr. Linn will work with Borough Engineer & Houtman on this issue. Mr. Linn was congratulated on this design. Tina Mason made a motion that Council approves the preliminary land development submission as shown on plans dated 9/15/05 with revision date of 10/6/05. This approval is with the understanding that a landscaping plan be part of the final plan submission along with compliance to the Engineer's issues. In addition, the final plan will detail the materials, which will be used. Also clarify the final address/tax parcel that will be used. Chris Pavlou seconded the motion. Motion carried unanimously

507-509 N. Olive Street-Leo Henry-G.D. Houtman

G. D. Houtman & Son, Inc.-Final Reverse Subdivision/Land Development
Stephen Wasylszyn, representing applicant Leo Henry, reviewed issues identified at the last Commission meeting. The issues related to architecture, color, porches and the width of the Plum Street cartway. The original proposal was to widen the cartway but they have decided to keep the cartway the way it is. The reason is the number of large trees, utility poles, fence and a home that is only 7 feet off drive, which would be disturbed. The current proposal is to maintain the current width, add curbing, retop and extend the cartway to the end of the property. There was significant discussion concerning access and parking. The Borough Engineer maintains that there were three houses before and three houses are going in. Any changes would be complex due to right of ways and other considerations. John Warrick was present to represent any concerns his mother might have. She lives at 505 N. Plum Street, the house that is only 7 feet off Plum Street. Mr. Warrick is concerned if Plum Street was widened. He is ok with how it's being used currently. Additionally, Mr. & Mrs. Kaczynski of 504 & 510 N. Plum Street were present. They discussed parking issues and potential water run off. Borough Engineer was given permission to meet with Mr. Henry, Mr. Wasylszyn and the Kaczynskis in lobby to address water run off. Engineer proposed installing an inlet at start of swail and dump into seepage bed on Henry property. The Kaczynskis, Mr. Henry, Mr. Wasylszyn and Borough Engineer to meet to further define solution. The architect for 507-509 N. Olive then reviewed the architecture rendering changes that were made. The houses were moved back six feet to accommodate a porch across the front. The porch is six feet deep and wraps around the back 4 feet. The porch is now at the building line. The roof pitch was changed from 6-12 pitch to 3-12 pitch. There was some discussion around cantilevering the porch roof to make the porch wider but there was a concern of support and in making the property look more modern than traditional. The architect reviewed pictures of surrounding properties. Cast stone will be used on chimney and the siding is fiber-cement, which can be painted. Architect hoping to do a bay window in the dining room. He expects to do prefab a fireplace if cost allows. Trash will be picked up at curb as it currently is being done. Media currently does not plow Plum Street. Garages look like the houses with roofs that are less than allowed 14feet. Chris Pavlou suggested a peaked roof over the entry door near garage. Rob Yosua made a motion that Council approve the final reverse subdivision plan dated 7/8/05 with revision date of 9/30/05 as submitted provided that lot 1 contain an inlet drain that will be connected to the seepage bed on the property and maintain the swail as proposed. Also all items identified on Engineer's memo of 9/25/05 and those defined orally tonight, 10/13/05 be addressed to Engineer's satisfaction. The rendering as submitted 9/27/05 be attached to the plan. The addition of a peaked roof over the side entry door be added to final plan. Incorporation of 9/6/05 landscaping recommendations be part of the final plan. Motion seconded by Tina Mason. Motion carried unanimously.

7-13 E. Baltimore Avenue-Commonwealth Real Estate

G. D. Houtman & Son, Inc.- Final Reverse Subdivision/Land Development
 Stephen Wasylyszyn and Dennis Slostad represented applicant. Mr. Wasylyszyn reviewed reverse subdivision/land development. All items previously reviewed have been added to the plan. Applicant is compliant with items identified in Engineer memo of 9/25/05. Mr. Slostad reviewed building design. The building is brick with green awnings. Mr. Slostad anticipates having the address on the awning. Land development plan proposes that each first floor retail space be identified with a sign on the Baltimore Avenue and Baker Street frontage. Front and rear of the building are mirror images of each other. Both sides are the same. Mr. Slostad to submit color copy of elevation he reviewed, with written notation of items discussed, to Code Enforcement Officer Jeffery as part of record. Landscaping plan ok except trees to be put on property side. Lights are to be submitted to the Borough for approval. Rob Yosua made a motion that Council approves the final reverse subdivision/land development submission as shown on plans dated 4/19/04 with amended date of 9/13/05, with understanding that color rendering will be part of the record, and rendering will show that front and back of building are mirror images with entrances to the retail from front and back. The lighting plan will be submitted for Borough approval. The dumpster enclosure is subject to Borough Engineer's approval. Include in the final plan all items identified on Engineer's memo of 9/25/05 and comply with these items to the Borough Engineer's satisfaction. Motion seconded by Tina Mason. Motion carried unanimously.

300 W. State Street- Suite 109-Media Real Estate

Dennis Slostad-Change of Use

Dennis Solstad reviewed the application. He described ceiling heights, windows and door area. The building had been originally designed with the potential of retail on the first floor. He reviewed in detail the proposed tenant retail space. Cooking will be done off premises. A grease trap under the sink area will be installed. The tenant, Debbie Pickard, described the Café's décor and menu. Mr. Slostad reviewed future plans to create a retail look for the building with canopies over the doors/windows. Parking requirements under current code requires space for 2 cars. There are two spaces allocated to the tenant space. The generation of additional garbage by the Café must be addressed to the Borough Engineer's satisfaction. The other trash generated will be covered under current building's trash/recycle process, which is in compliance with ACT101. Chris Pavlou made a motion that Council approves the change of use from B to combination of M & A3. This change of use approval is limited to this specific non-cooking application. This approval is contingent on applicant addressing all items identified on NDI memo of 9/25/05 to the Borough Engineer's satisfaction. Mr. Pavlou also recommended that Council approve the awning with signage concept that Mr. Slostad is proposing for the building. This recommendation is for the concept only. Applicant must submit any signage request through normal

application process. Motion seconded by Tina Mason. Motion carried unanimously.

Discussion of Comprehensive Plan Priorities

Comprehensive Plan discussion delayed until all members of Planning Commission were available for the discussion. Rob Yosua will take the lead in coordinating individual Commission Member's top five plan priorities.

Adjournment

Rob Yosua made a motion to adjourn the meeting; seconded by Chris Pavlou at 10:45 P.M. Motion carried unanimously.

Respectfully Submitted
October 26, 2005
Mary Jane Boyland
Administrative Assistant