

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
January 4, 2006**

The Media Borough Planning Commission met on the above date with the following members present: Chairperson Steve Moss, Vice Chairperson Payne, Tina Mason, Larry Morroni, and Robert Yosua. Also present were Code Enforcement Officer Jeffery and Vice-President Brian Hall. Peter Williamson and Chris Pavlou were absent. Chairperson Steve Moss opened the meeting at 7:30.

Approval of Minutes

Larry Morroni made a motion to approve the Planning Commission Meeting minutes of December 6, 2005 with the change that Chairperson Steve Moss opened the meeting rather than Peter Williamson. Bill Payne seconded the motion. Motion carried unanimously.

Sign Applications

34 W. State Street-Turning Point

H A Harper & Sons

George Diamond, general manager of Harper, reviewed the awning sign application. Code Enforcement Officer Jeffery reviewed the sign specifications. Bill Payne made a motion to approve the application as submitted. Rob Yosua seconded the motion. Motion carried unanimously

100 W. State Street-Franklin Credit Union

Bob Linn, Linn Architects

Mike Magnavito, Vice-president of Franklin Credit Union, represented the bank. Bob Linn reviewed the sign application. There are four (4) signs. There are two (2) wall signs on State Street, 1'8"x 9'; one (1) wall sign on Olive Street, 1' 8"x 9', and one (1) wall sign on Baker Street, 10'x 3'. Code Enforcement Officer Jeffery reviewed each sign's specifications. Larry Morroni made a motion to approve the application as submitted with stipulation that signs will not be backlit. The approval included adding the drawing Mr. Linn reviewed to the sign application. This drawing detailed the sign style with gooseneck lamps. Bill Payne seconded the motion. Motion carried unanimously.

Land development/subdivision applications

300 W. State Street, Suite 106, Kreutz Creek Winery, Inc

Change of Use from Office to Mercantile-Media Real Estate

Dennis Slostad of Media Real Estate reviewed the application. Mt. Slostad agreed to all the items identified in Borough Engineer's memo of 12/29/05. There is a reserved parking area on the left side of building for the store. Mr. Slostad will comply with ACT 101. Mr. Slostad agreed to replace the sidewalk from the western edge of suite 106 of State and Orange and in the spring, rehabilitate the remainder. Mr. James Kirkpatrick, business owner, described the business

activity. He anticipated serving local bread & cheeses, wine by the glass, and wine related merchandise. There would be a few bistro tables and chairs. There would be no wait staff. The business hours would be 7 days a week, 11:00 am to 8:00 pm. It was suggested to Mr. Kirkpatrick to change the starting hours on Sunday to noon due to church services in the area. Mr. Kirkpatrick agreed. Mr. Kirkpatrick explained how the satellite locations are covered by a single liquor license. Rob Yosua made a motion to recommend approval with the condition that the items in the Borough Engineer's memo of 12/29/05 are addressed and the sidewalk work discussed is completed. Tina Mason seconded the motion. Motion carried unanimously.

Zoning Review

405 N. Providence Road-Robert & Gwen Twombly

Robert Twombly was seeking a variance to construct a garage structure with a height of 23' 8". Section 311-63B sets the maximum height of an accessory structure garage at 14'. Ed Houtman of G.D. Houtman & Son reviewed the application. He explained that the application meets all zoning requirements except the height requirement. Mr. Houtman will comply with all items detailed in Borough Engineer's memo of 12/26/05. There was significant discussion around the need for the garage to be that high. Mr. Twombly explained about his desire to continue the rooflines of the house and eventually move his office into the garage. Mr. Twombly understands that another variance would be required in the future should he move his business to the garage. He also explained that the other construction options discussed would cause him to dig up an existing, robust garden that had many specialty and mature plantings. Mr. Twombly further explained that the structure would be barely visible from the street. He also had letters from adjoining neighbors agreeing to the structure. There was concern from several members that the property could be developed without a variance due to its size and there was no demonstrated hardship that would support a variance need. Rob Yosua made a motion that Council not oppose the variance because of the lot being so large sets it apart from previous applications and the building and garden aesthetics. The motion was not seconded. Tina Mason made the motion that Council oppose the application due to lack of demonstrated hardship. Bill Payne seconded the motion. Motion carried four (4) to one (1).

Adjournment

Bill Payne made a motion to adjourn the meeting at 9:10 P.M.; seconded by Larry Morrioni. Motion carried unanimously.

Respectfully Submitted
January 19, 2006
Mary Jane Boyland
Administrative Assistant