

**BOROUGH OF MEDIA  
MINUTES  
PLANNING COMMISSION MEETING  
March 7, 2006**

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

**Approval of Minutes**

Rob Yosua made a motion to approve the Planning Commission Meeting minutes of February 7, 2006. Peter Williamson seconded the motion. Motion carried unanimously.

**Land development/subdivision applications  
Preliminary Land Development –Reverse Subdivision  
308-318 E. Baltimore Pike-Media Real Estate  
Bob Linn-Linn Architects**

Bob Linn reviewed in detail the proposed development of the Baltimore Avenue city block bounded by Radnor, Manchester and Franklin Streets. He proposes to combine eight (8) existing tax parcels comprising 47, 600 square feet into one (1) parcel and then sub-divides the combined parcel into three (3) parcels. All existing structures would be demolished. Mr. Linn reviewed the proposed design of the new buildings. Parcel one (14, 057 sq ft) was depicted as a one-story bank with one-way eastbound access to the bank. This is only a depiction of a possible use for parcel one and not meant to define a bank at this location at this time. A second parcel (12, 553 sq ft) is proposed as a one-story office building. The largest parcel (20,994 sq ft) is designed to contain four (4) retail oriented spaces. Applicant is compliant and will not require any zoning variances. Tina Mason questioned whether the alley required vacating by the Borough. The alley is not vacated. The Borough has 10 feet. Mr. Linn suggested widening the alley with a 24-foot cartway at the end. The applicant is willing to redeem and offer for dedication a wider piece of land. Mr. Linn will comply with all items listed on Borough Engineer's memo of 3/6/06. He will install sidewalk with brick-paver edging and decorative lighting, which is similar to Streetscape on State Street. A formal Traffic Study and Landscape Plan will be completed and submitted. Peter Williamson suggested doubling the trees from 8 to 16 and places them inboard of the sidewalk. Mr. Linn is open for input about the lighting of the properties. It was suggested to use same lighting as Nova Bank and Starbucks. Tina Mason suggested "fake" windows to break up the façade of the retail building. There was some discussion around the planned architectural styles among the buildings described. Bob Linn was looking for a varied look rather than just duplicate Victorian or Colonial. He wanted to do something different for the retail rather

than have an integrated group. Mr. Linn can work with the tower structure of the retail area to address some concerns discussed by members. He can also work with lighting to unify the look of the buildings. Peter Williamson suggested two-story office building. Mr. Linn believes two stories may be too big and the parking ratio may not support two floors. Additionally, it would block the sunlight. Mr. Linn was questioned about parking for the different parcels. He currently exceeds the parking requirements for the proposed parcels. Mr. Linn proposed sharing a dumpster for two of the parcels. The retail shops will have their own dumpster. Tina Mason suggested individual dumpsters for each parcel. Currently, there is no storm water management at the site. Mr. Linn will work with the Borough Engineer Walton in developing storm water management. Borough Engineer added storm water sewer at Southeast corner of Radnor and Baltimore. Engineer Walton stated that Mr. Linn would require Delaware County construction activity permit. Mr. Linn will need perc tests for the beds. Sidewalks are handicap compliant. There was discussion about the potential use of parcel one currently depicting the bank. This parcel could ultimately be developed as a different entity than a bank. There were concerns about a future building style should the property be sold and potential egress/ingress issues. Peter Williamson made a motion that Council approve preliminary reverse subdivision and subsequent subdivision for all three lots at 308-318 Baltimore Pike, including extension of the Borough right of way identified on the plans dated 2/28/06. Chris Pavlou seconded the motion. Peter Williamson made a motion to recommend Council to approve preliminary land development for lot 2 and lot 3, located at 308-318 Baltimore Avenue, plans with revisions dated 2/28/06 with the understanding that all conditions identified on Borough Engineer's memo of 3/6/06 would be met and applicant will endeavor to provide a unified lighting and landscaping scheme for all lots. In addition, the development of lot 2 & lot 3 would include integrated storm water management for all three lots. Motion carried unanimously. Tina Mason made a motion that future development of lot 1 be compatible in a manner that is reasonably compatible with lots 2 and 3. In addition, encourage traffic flow to come in and out off of Radnor Street for lot 1. Peter Williamson seconded the motion. Motion carried 5 to 1 with Robert Yosua opposed.

**845 N. Jackson Street-Media Gateway Partners LP  
Edible Arrangements-Jamie & Michele Matika  
Change of Use from Business/S-2 Low Hazard Storage  
to Mercantile**

Mark Damico, representing applicant Michelle Matika, reviewed the application. Dave Geiger, owner-partner of the property was present along with realtor, Scott Campanile. The applicant is leasing the property with an option to buy. The store will be selling fruit and vegetable arrangements and gift baskets. Current zoning is HBO and retail is by right. There is a change of use required based on the previous occupant's use. The refrigeration unit was removed. Current applicant only needs plug in refrigeration. The right of way cuts through the property for Monroe, Jackson and Providence Roads. It was the agreement of

the Borough to allow Horizon to park in the right of way but this agreement would be rescinded at the time of termination or sale of the business. Applicant would like the right of way to continue. The sign is in the right of way and owner has agreed to move the sign out of the right of way. The landscaping plan previously agreed upon will be completed. The business hours will be 8:00 to 5:00 on weekdays, 8:00 to 3:00 on Saturday. There will be some Sunday hours for special holidays such as Mother's Day and Valentine's Day. Truck deliveries will be done during normal hours and does not require a loading dock. The noise ordinance is in effect from 10:00 pm to 7:00 am. The deliveries consist of fresh fruit primarily. The color of building will be blue and white with an awning. This is a franchise and the colors are dictated by the franchise agreement. There will be interior renovations. There was some discussion of this being a Gateway area and perhaps applicant may partner with the Borough on signage and landscaping. Tina Mason suggested food recycling. Mr. Damico had a question for the Borough Engineer related to lighting. Engineer Walton suggested a softening of the lighting. Code Enforcement would detail any sidewalk or curbing that would be required. The current sign will be removed. The applicant will work with Code Enforcement Officer Jeffery on a sign application. Chairperson Moss reiterated that the owner of the property was present and understood requirements reviewed at the meeting to avoid any future misunderstandings. Code Enforcement Officer Jeffery related that landscaping plan developed by Mr. Williamson was the plan that needed to be implemented. The two residential properties along the south property line have been sold. Some additional landscaping/fence should be done to buffer the area. The developer of the residential properties is also considering some type of buffer between the properties. Code Enforcement Officer Jeffery suggested that the applicant gets together with the residential developer to develop a buffer. The approved landscaping plan proposes to landscape all areas that are within the highway right of way. The resulting parking configuration provides a two-way 25ft driveway through the property with 8 parking spaces. There was significant discussion related to landscaping. Due to multiple underground facilities, it would be extremely difficult to do other than surface planting. Engineer Walton suggested planting a tree on Jackson Street and another on Monroe Street side. Tina Mason made a motion that Council approve the Change of Use conditioned on compliance with the Borough Engineer's memo of 3/3/06 and landscaping plan reviewed and approved by Peter Williamson. Tina Mason also added that applicant be encouraged to investigate a Media Gateway signage and landscaping. Peter Williamson seconded the motion. Motion carried unanimously.

**Review of matters enroute to March 23, 2006 Zoning Hearing Board  
101 N. Monroe Street-Nick Romansky-Mark Damico**

Mark Damico represented the applicant, Dr. Romansky. Mr. Damico reviewed the application. Mr. Greg Held of KC Sign Company reviewed the sign dimensions. The applicant believes the larger sign is needed to accommodate both businesses. It would be difficult to see the sign information from the street

in a smaller size. Chairperson Moss noted that the street in question had 25 mph and had stop signs at each corner. Peter Williamson stated that the applicant had not demonstrated in the presentation or the application what the unnecessary hardships or unique physical circumstances were. These items are typically the reason a variance is granted. Members of Commission suggested alternatives such as reduction of the numbers of letters and/or reduction in the size of lettering. Mr. Damico asked the Commission to consider an additional 10 sq ft based on the zoning ordinance that states if a building was built prior to 1995 and has two uses. This property was built in 1998 but Mr. Damico would still like the Commission to accept the argument if the property was built 3 years earlier, the sign would be permitted to be greater than 6 sq ft. There was some discussion concerning original sign application when property was built. Chairperson Moss believes that original sign approval required all tenants on the approved sign. Tina Mason identified a concern that the landscaping would be reduced in order to make room for the larger sign which would change the character of the area. The sign proposed is more than double the size of the current sign. Chris Pavlou made a motion to recommend to Council that they oppose the variance request to erect the proposed sign. Rob Yosua seconded the motion. Motion carried unanimously.

### **Planning Commission Organization Review**

Peter Williamson offered his resignation due to his appointment to the Media Borough Council. Chairperson Moss accepted his resignation with regret and expressed the Planning Commission thanks. Chairperson Moss looked forward to continuing to work with Councilman Williamson in his new role as Chairman of Code Enforcement and Community Development. Chairperson Moss also expressed his admiration for Councilman Hall who graciously stepped down from the Code Enforcement Chairmanship to allow Councilman Williamson the opportunity to continue to work with the Planning Commission. Chairperson Moss tendered his resignation as Chairperson but would continue to serve as a member. He thanked everyone for their support over the years. The other members expressed their thanks for his leadership. There was discussion about having Co-chairs as opposed to the traditional Chairperson and Vice Chairperson positions of the Commission. Ultimately, Chairperson Moss nominated Rob Yosua as Chairperson and Chris Pavlou as Vice Chairperson. Larry Morroni seconded the motion. Motion carried unanimously.

### **Adjournment**

Rob Yosua made a motion to adjourn the meeting at 10:30 P.M.; seconded by Larry Morroni. Motion carried unanimously.

Respectfully Submitted  
March 14, 2006  
Mary Jane Boyland  
Administrative Assistant