

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

The Media Borough Planning Commission met on the above date with the following members present: Chairperson Robert Yosua, Vice Chairperson Chris Pavlou, Bill Payne, and Larry Morroni. Also present were Code Enforcement Officer Jeffery and Councilperson Peter Williamson. Steve Moss and Tina Mason were absent. Chairperson Yosua opened the meeting at 7:35P.M.

Approval of Minutes

Chris Pavlou made a motion to approve the Planning Commission Meeting minutes of March 7, 2006. Larry Morroni seconded the motion. Motion carried unanimously.

**Review of matters enroute to April 27, 2006 Zoning Hearing Board
405 N. Providence Road-Robert & Gwen Twombly
G.D. Houtman**

Seeking variance from rear yard set back

Mr. Twombly, Lorraine Bradshaw and Ed Houtmann were present to discuss the application. Mr. Twombly reviewed the plan. He explained that the current garage would become the kitchen area with addition of a family room. There is a breezeway that will provide entrance to the outside garden area. When questioned as to why the breezeway could not be eliminated to reduce the size of the variation request, Ms. Bradshaw explained this would cause a problem with the roofline. Even if 7' breezeway were eliminated, a variance would still be required. Mr. Twombly looking for a 10' variance on the side yard. There was additional discussion related to why a variance was needed since the property itself was large. It was explained that original house was built elongated and Mr. Twombly is working from the original house. Mr. Twombly acknowledged the original house was badly positioned on the lot. There was a concern expressed that although Mr. Twombly's mother currently owns the adjacent property, a future owner could be impacted. It was pointed out that any prospective owner could make the decision to buy or not buy if they felt any encroachment. It was also pointed out that Holly House, which is a multi story facility, was only one lot away. Mr. Twombly also expressed concern that trees and mature plantings would be destroyed under other designs that did not require a variance. There was no clear position among the Planning Commission members. Bill Payne made the motion that the Planning Commission neither support nor oppose the application to the Borough Council. Chris Pavlou seconded the motion. Motion carried unanimously.

**427 Vernon Street-Edward McLaughlin-Bill Santora-Mark Damico
Seeking variance to develop a single-family semi-detached dwelling**

Mr. McLaughlin and Bill Santora of Vernon Street LLC and Architects Joe Worthington and James Murphy were present. Mr. Damico reviewed lot configuration of the three lots, A, C, & B. Although listed originally as one tax parcel, these are three distinct lots. Lots A and C have their own tax folios at this time. Mr. Damico reviewed requested variances. He pointed out that area was previously zoned R2 and many twin homes are in the area. Vernon Street LLC wants to build homes that are in keeping with the character of the neighborhood. When asked about option of reverse subdividing lot and building a single home, Mr. McLaughlin prefers to build twins. Mr. Worthington described property and existing houses surrounding the properties. Twins dominate the area. Everything above Taylor Street is single with a commercial plumbing business. Everything below Taylor Street is twin. When asked about possibility of building single homes, the architect and builder described "shot gun" style homes that they do not believe are quality homes nor fit in with the character of the neighborhood. Mr. Worthington displayed the twin design used. Chairperson Yosua asked if this application was a Land Development Subdivision application and would again appear before Planning Commission. It was Code Enforcement Jeffery's belief that it was not. Since it was not being considered as a Land Development Subdivision application, it would not appear again before the Planning Commission. Code Enforcement Jeffery will determine with Delaware County Planning Commission if this application constitutes Land Development Subdivision. Since the Zoning Hearing Board decision would occur after the regularly scheduled May Planning Commission meeting, it was suggested by Code Enforcement Jeffery that applicant appear at the May 2, 2006 Planning Commission meeting and the May 18, 2006 Borough Council Meeting. Mr. Damico agreed. Chris Pavlou made a motion that Council approve variances requested with the conditions that the front façade will be brick up to the first floor ceiling line, parking will be shifted to the rear of the dwellings, the walkway leading from the sidewalk to the house will be brick or brick pavers and applicant will install a sidewalk across the front of both dwellings. In addition, applicant agrees to attend May 2, 2006 Planning Commission meeting and present at that time the final architectural rendering which include the above conditions along with the final landscaping plan for final approval. The final landscaping plan will at a minimum be the graphic presented at meeting with the addition of a shade tree in front of each house. The shade tree should be either an Oak or Red Maple. Bill Payne seconded the motion. The motion carried unanimously.

**36 W. 8th Street-Bonaventure Builders, Inc
Seeking a variance to develop a single-family dwelling**

Nick Bonaventure reviewed the application. He described the lot configuration and his desire to build a structure that would not require him using every square inch of the building envelope for the structure. The elevation he used during his presentation would be similar to what he wanted to build. His final design would

be based on what variances would be granted. When questioned on what grounds he was using to seek a variance, Mr. Bonaventure talked about the current right away of 60' on 8th Street. He believes that this is a large right of way. If right away was not this wide, he would not require a variance. Code Enforcement Jeffery stated when questioned that 80% of the streets in Media Borough have a 60' right of way. Councilperson Williamson questioned that it appeared that driveway described would put driveway protruding into the right of way. Mr. Bonaventure agreed with this observation. Mr. Bonaventure also responded that he was aware this lot was non-conforming when he purchased it in January, 2006 but only non-conforming in total square footage. There was conversation about smaller size of surrounding properties and retaining the character of the area. There was concern that this structure would dwarf the neighbors. Mr. Bonaventure offered that without the variance, the structure he would be required to build for it to be marketable and to stay within the building envelope would be much higher and appear bigger than proposed structure. Chris Pavlou made a motion that Council oppose the variance requests. Larry Morrone seconded the motion. The motion carried unanimously

Adjournment

Bill Payne made a motion to adjourn the meeting at 9:20 P.M.; seconded by Larry Morrone. Motion carried unanimously.

Respectfully Submitted
April 5, 2006
Mary Jane Boyland
Administrative Assistant