

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
May 2, 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, Kevin Matson, Steve Moss and Tina Mason. Also present were Code Enforcement Officer Jeffery, Engineer Walton and Councilperson Peter Williamson. Larry Morroni was absent. Chairperson Yosua opened the meeting at 7:35P.M. Steve Moss retired from meeting at 9:45P.M.

Approval of Minutes

Steve Moss made a motion to approve the Planning Commission Meeting minutes of April 4, 2006. Bill Payne seconded the motion. Tina Mason abstained. Motion carried unanimously.

Planning Commission Member Introduction

Chairperson Yosua introduced and welcomed new member, Kevin Matson.

Sign Applications

439 E. State Street-The Raven Hotel-Rakesh Patel

K C Sign Co

Greg Held of KC Sign represented applicant. Code Enforcement Officer Jeffery completed technical review of application. Applicant proposed to reface two existing signs. The sign on State Street is freestanding. The wall sign on Providence Road face of the building is non-conforming. There was minimal discussion concerning the freestanding sign other than the addition of landscaping at the base of the sign which owner had already discussed with Code Enforcement Officer Jeffery. There was significant discussion concerning the existing wall sign. Responding to a question, Code Enforcement Officer Jeffery explained that under an ordinance the sign would need to be made compliant when you change the name of the business but not when making repairs. Mr. Held explained there was no safe way to put the cabinet on the wall, as it would interfere with access on the walkway. The minimum cabinet size is 10". A suggestion was made to do away with the cabinet and have a sign flush with the wall. Steve Moss suggested walking the actual site. Chris Pavlou made the motion to approve the freestanding sign on State Street with the condition that landscaping be added at the base of the sign. Mr. Pavlou made the motion to table the review of the wall sign with a request that applicant develop an alternative plan for the wall sign. Tina Mason seconded the motion. Motion carried unanimously.

**40 E. State Street-Apollo Pizza-John Nicopoulos
Forman Sign Company**

Dean Glyptis represented Apollo Pizza. Code Enforcement Officer Jeffery completed technical review of application. Mr. Glyptis talked about signage upgrading the front of the property in keeping with improvements on State Street. Steve Moss made a motion to approve the application as submitted. Tina Mason seconded the motion. Motion carried unanimously.

**845 N. Jackson Street-Edible Arrangements-Michele Matika
Sign-A-Rama**

Frank Devers represented the applicant. Ms. Matika was also present. Applicant proposes a wall sign on Providence Road face and awning signage on the wrap around canopy. Applicant proposes a wall sign on Providence Road face and awning signage on the wrap around the canopy. Applicant is not proposing any freestanding sign at this time. Code Enforcement Officer Jeffery completed technical review of application. There was significant discussion concerning the existing orange band and existing back lighting. Applicant will be installing red vinyl to reduce any back lighting and reduce the number and location of baskets on the awning. Steve Moss made the motion to approve entire proposed application with the understanding that the awning sign can only be as large as allowed under the code which is 22 ½' on Providence Road, 7 ½' on Monroe Street and 7 ½' on Jackson Street. Chris Pavlou seconded the motion. Motion carried unanimously.

428 E. Baltimore Avenue-Sestak for Congress

Richard Sestak represented the applicant. Code Enforcement Officer Jeffery completed technical review of application. Mr. Sestak proposed sign be mounted on a non-operable door projecting out from the wall 24". Sign placement would be similar to a shingle. The projection allowed is only 12". There was significant discussion about projection and placement of sign on a door. Additionally, there was discussion on whether the sign application needed to come to Planning Commission, if it's a political sign. Code Enforcement Officer Jeffery, Councilperson Peter Williamson and Mr. Sestak retired to outside chambers to review options. Mr. Sestak withdrew sign application. He will utilize allowable sign size of 2' x 3' going forward.

**Land development/subdivision applications
Major Land Development-Final
308-318 E. Baltimore Pike-Media Real Estate
Bob Linn-Linn Architects**

Bob Linn represented the applicant. Prior to Mr. Linn's presentation, Tom Comitta of Tom Comitta Associates, Inc., reviewed comments related to the application that he developed at the request of the Borough of Media. Mr. Linn had only received Mr. Comitta's comments the day before. He will review them with Mr. Comitta. Mr. Linn reviewed the final plan to construct Bank, Office &

Retail Building. Mr. Linn reviewed each item on Borough Engineer's memo of 4/27/06 and will incorporate these comments. There was additional discussion concerning dumpster's location and crosswalks among other items. Steve Moss made a motion to table the final approval of the application till next Planning Meeting to allow time for comments from Tom Comitta and Engineer Walton to be incorporated into final plan. Tina Mason seconded the motion. Motion carried unanimously. Chris Pavlou commended Mr. Linn and the applicant for their co-operation through this process. It has been outstanding.

**Review of matters enroute to May 25, 2006 Zoning Hearing Board
816 N. Olive Street-James McGonigle**

Mr. McGonigle reviewed proposed addition in the front of his property requiring a 4 ½' variance from 25' front yard set back. He described the irregular lot configuration and the steep slope in the rear of the property. There was significant discussion concerning lot configuration, potential other alternatives and the character of the neighborhood. Bill Payne made the motion that Council not oppose the request for variance. Chris Pavlou seconded the motion. Motion carried four (4) to one (1) with Kevin Matson opposed. Steve Moss was absent for this vote.

Adjournment

Bill Payne made a motion to adjourn the meeting at 10:20 P.M.; seconded by Tina Mason. Motion carried unanimously.

Respectfully Submitted
May 9, 2006
Mary Jane Boyland
Administrative Assistant