

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
June 6, 2006**

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

Approval of Minutes

Steve Moss made a motion to approve the Planning Commission Meeting minutes of May 2, 2006 with a change of from as to if related to 428 E. Baltimore Avenue sign application. Tina Mason seconded the motion. Motion carried unanimously.

Sign Applications

313 E. Jefferson Street-Whitaker Court

Gene Barbieri

Vince Barbieri represented applicant. Applicant proposes a free-standing sign. Code Enforcement Officer Jeffery completed technical review of application. Chris Pavlou made the motion to approve the freestanding sign with the condition that landscaping be added at the base of the sign. Tina Mason seconded the motion. Motion carried unanimously

17 S. Jackson Street- Salon Rudolph-Rudolph Panko

PMDI Architectural Signage

Phil Dupree represented the applicant. Mr. Panko 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 over the Jackson Street window and a set of initials over the entrance door. Code Enforcement Officer Jeffery completed technical review of application. Steve Moss made a motion to approve the application as submitted. Tina Mason seconded the motion. Motion carried unanimously

17 E. Front Street-Kinetix

Signs by Tomorrow

Chris Babin of Kinetix represented the applicant. Applicant proposes to place a free-standing sign panel onto an existing free standing sign post. Code Enforcement Officer Jeffery completed technical review of application. Chris Pavlou made the motion to approve the freestanding sign with the condition that the street number be added to the post and landscaping be added at the base of the sign. Tina Mason seconded the motion. Motion carried unanimously

**21 W. State Street-Coldstone Creamery-Spencer Bank
Treasure Sign**

Chris Covey represented the applicant. Mr. Bank was also present. Applicant proposes a wall sign on above existing awning on the State Street Façade and a wall sign on the corner of State Street and Plum Street. Code Enforcement Officer Jeffery completed technical review of application. During review process, Planning Commission was in immediate agreement about approving the wall sign on State Street. There was significant discussion on the Plum Street sign centering on whether or not Plum Street could be considered a street as it is closed to automobile traffic and impact of past practices to other applicants related to any previous sign applications. Code Enforcement Officer Jeffery referenced other businesses on Plum Street that have signage. The applicant discussed his need for people to be able to easily locate him. He also talked about existing light box from previous tenant. A resident in the audience offered opinion that she felt the sign as submitted was appropriate for Plum Street mall area. There was discussion among the Commission members that they could not approve the Plum Street sign until the Borough Council/Solicitor made the determination if Plum Street would be considered a street. Tina Mason made the motion to approve the State Street sign as submitted and the Plum Street sign is denied. Steve Moss seconded the motion. Motion carried unanimously. Steve Moss made a motion that Borough Council approve the Plum Street sign; if after their review, the Borough Council/Solicitor determines that Plum Street is a street. The sign would be approved with the following conditions: the sign not be internally illuminated, the sign could be in the corporate colors, every business on Plum Street that has been previously denied a sign be notified of the change of street interpretation, and Council secure input from the Town Planner on what effect this change may have on the Plum Street passageway. Tina Mason seconded the motion. Motion carried unanimously

**101 N. Monroe Street-Healthmark Foot & Ankle-N. Romansky
KC Sign**

Greg Held represented the applicant. Applicant proposes a free-standing sign. Code Enforcement Officer Jeffery completed technical review of application. Steve Moss made the motion to approve the freestanding sign with the condition that landscaping be completed according to code at the base of the sign. Chris Pavlou seconded the motion. Motion carried unanimously

**27-35 E. Baltimore Avenue-USB Bank
Philadelphia Sign Co**

Bob Linn represented the applicant. Applicant proposes three wall signs and one free-standing sign. Code Enforcement Officer Jeffery completed technical review of application. Steve Moss made the motion to approve the signs as submitted with the understanding that Council considers the frontage of the bank as Baltimore Avenue and that the landscaping be completed according to code. Chris Pavlou seconded the motion. Motion carried unanimously

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. Mr. Linn reviewed the final plan to construct an Office & Retail Building. He reviewed architectural features of various elevations with the topography of the property. Mr. Linn addressed items previously identified by Tom Comitta and Engineer Walton. Tina Mason made a motion to approve final land development for the city block known as 308-318 E. Baltimore Pike for parcels 2 and 3 as detailed on plans originally dated 2/15/06 with last revision date of 5/3/06 with conditions that window style of Retail Building be according to rendering B, that on parcel 3 there be an additional planting tree placed in NE corner, that parcel 2 handicapped parking be stripped on the passenger side, that lighting on parcels match Baltimore Pike lighting scheme and all comments of Tom Comitta and Engineer Walton be incorporated. Chris Pavlou seconded the motion. Motion carried unanimously. Steve Moss commended Mr. Linn and the applicant for their patience through this process.

Minor Land Development-Preliminay**404-406 Taylor Street-Vernon Street LLC-Edward McLaughlin**

Construct two (2) single family semi-detached homes

Mark Damico represented the applicant. Mr. McLaughlin was also present. Mr. Damico explained that Mr. McLaughlin no longer owns lot B. He only owns lot A & C. Lot A is 404 Taylor Street and Lot C is 406 Taylor Street. Mr. Damico reviewed submission process through Planning Commission and Zoning Hearing Board. Mr. Damico reviewed the elevation and the incorporation of the previous recommendations made by the Planning Commission. There was discussion related to existing tree, parking, development of sidewalks, landscaping and pathway from rear of house. Engineer Walton suggested that Borough Council consider restrict parking on North side of Taylor Street. Tina Mason made the motion that Council approve this preliminary plan for 404 & 406 Taylor Street, formerly known as 427 Vernon Street, conditioned upon that final plans come back to Planning Commission and are sealed by a Professional Engineer, that lot B not be shown on the final plan, that sidewalk be installed in front of 404 and 406, that a walkway be installed from the rear driveway to the front walk, and that landscaping species be defined and mulching beds be incorporated into plans. In addition, all comments of Engineer Walton's memo of 5/25/06 are incorporated into final plans. Steve Moss seconded the motion. Motion carried unanimously.

Review of matters enroute to June 22, 2006 Zoning Hearing Board
113 W. Fourth Street-Chris Guilday-J. Timothy Bak
Seeking variance to construct a deck

Tim Bak represented the applicant. Mr. Guilday and architect, Sandra Baggot were also present. Tim Bak reviewed the application and variances required to construct the deck. There was significant discussion concerning the size of the deck, section of alley that the deck would require and maintenance of sanitary sewer. Steve Moss made the motion that Council oppose the deck unless deck is reduced in size to 8' x 20' with 20' being the parallel size. Chris Pavlou seconded the motion. Motion carried 3 to 1 with Robert Yosua

Adjournment

Tina Mason made a motion to adjourn the meeting at 10:50 P.M.; seconded by Chris Pavlou. Motion carried unanimously.

Respectfully Submitted
June 23, 2006
Mary Jane Boyland
Administrative Assistant