

**BOROUGH OF MEDIA  
MINUTES  
PLANNING COMMISSION MEETING  
July 5, 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 Larry Morroni, Steve Moss and Tina Mason. Also present were Code Enforcement Officer Jeffery and Councilperson Peter Williamson. Vice Chairperson Chris Pavlou excused himself due to a family emergency. Chairperson Yosua opened the meeting at 7:30P.M.

**Sign Applications**

**210 W. State Street-Fox Chase Bank**

Compass Sign Company

Rich Fuchs of Fox Chase Bank represented the applicant. Applicant proposes two (2) signs composed of non-illuminated letters place onto the front and rear facades of the building. Code Enforcement Officer Jeffery completed technical review of application. Applicant believes it is extremely important to display "Established 1867" as part of their sign which is not normally permitted. Applicant stated this was part of their established logo and as such should be included. Steve Moss made the motion to approve both signs with the condition that the applicant provide sufficient proof to the Code Enforcement Officer Jeffery and Borough Solicitor that "Established 1867" is part of their logo. Tina Mason seconded the motion. Motion carried unanimously.

**422 E. Baltimore Avenue-The Cat Hospital of Media**

Wood Masters

Margaret Siems, applicant, reviewed the sign application. Applicant proposes to install a wall sign on the Baltimore Avenue face of the building with illumination to be a spotlight in the front planting bed. Code Enforcement Officer Jeffery completed technical review of application. Bill Payne made a motion to approve the application as submitted. Steve Moss seconded the motion. Motion carried unanimously.

**23 E. State Street-Sorella Boutique LLC**

KC Sign Company

Charlene Mulholland, applicant, reviewed the sign application. Ms. Jeanine Sherry was also present. Applicant proposes a wall sign composed of a sign

board illuminated by overhead gooseneck lamps. Applicant also proposes putting the address above the door. Code Enforcement Officer Jeffery completed technical review of application. Tina Mason made a motion that to approve the application as submitted. Steve Moss seconded the motion. Motion carried unanimously.

**Land development/subdivision applications**  
**Minor Land Development-Change of Use**  
**600 N. Jackson Street-Walter Strine**

Dennis Slostad represented the applicant. Mr. Slostad reviewed the application which, proposed development of 2700 sq ft for tenant, Broadway Bound Dance Academy. Facility would have two (2) dance studios, changing area, reception area and small office. Entrance to the facility would be off Sixth Street. Maximum capacity for each studio would be 35 students. Mr. Slostad further explained course schedule, available parking and minimal impact to the few residents who live across the street from the building. There was significant discussion among members concerning the potential impact to residents in this R1 zoned area. The concerns included traffic increase, hours of operation, noise from students waiting for pick up and potential loitering. Tina Mason made a motion that Council denies the application as submitted. Steve Moss seconded the motion. Motion carried unanimously.

**Review of matters enroute to July 27, 2006 Zoning Hearing Board**  
**113 W. 7<sup>th</sup> Street-Mark & Casey Wensel**

Seeking variances to construct an addition and front porch. Mr. Wensel reviewed application. Applicant purchased a portion of land to the east to reduce the number of variances required. There was discussion concerning the set back and how the addition of this addition and porch would not exceed the sight lines of the existing houses. The neighbors are in favor of the addition and porch. Neighbors are willing to sign a letter that they approve. All the houses, except the Wensels and one other, have porches. Members discussed the character of the neighborhood and the addition of porches was something suggested in the Comprehensive Plan. Steve Moss made a motion that Council not oppose the variances requested based on the fact that these variances will reflect the character of the neighborhood, the fact the comprehensive plan suggests porches are a good thing, the fact this will even out the appearance of the block and based on the representation that the neighbors have no opposition and motion would allow change in variance request to allow for an eight foot (8) porch providing that the net impact on the neighborhood is that it will not come out further than any other adjoining buildings in the neighborhood. Also that if applicant decides to change variance request, than it not be larger than an eight-foot porch and that it not impact the neighborhood more than any other building. In no circumstances would the setback be less than 11.3'. Larry Morroni seconded the motion. Motion carried unanimously

### **340 W. 3rd Street-Mark & Mariane Piton-Sandy Baggot**

Seeking variances to build a wrap around porch. Mark Piton reviewed application. Ms. Baggot reviewed technical aspects of the application including dimensions, set backs and slopes. Mr. Piton explained all neighbors in agreement with porch. Ms. Baggot shared photos of existing neighbor houses. Members determined there was no impact to the neighborhood and porch would provide cohesiveness. Bill Payne made a motion that Council not oppose the variances requested as submitted. Steve Moss seconded the motion. Motion carried unanimously.

### **322 W. State Street-Kitty McFarland**

Seeking a use variance to operate a business. Tim Sullivan represented the applicant. Mr. Sullivan reviewed the application to allow 450 sq ft on the first floor to be used for a high-end consignment shop. He further explained limited hours of operation, how deliveries would be handled and parking issues. He also described adjacent properties. There was discussion concerning the lack of available retail space in Media Borough and how this type of use compliments the atmosphere on State Street. Applicant will detail how trash will be handled when submitting Land Development application. Bill Payne made a motion that Council approve the change of use from Office to Mercantile on the condition that shutters be added to windows on 1<sup>st</sup> and 2<sup>nd</sup> floors and window boxes for flowers be added to 1<sup>st</sup> floor windows. Kevin Matson seconded the motion. Motion carried unanimously.

### **Quorum Issues**

Rob Yosua requested that in the future each member email Mary Jane if they were unable to attend the regularly scheduled meeting. This would eliminate the need for Mary Jane to contact members. He further discussed the importance of members being present for each meeting as many times the items under review carry from one meeting to another. At times members who wanted clarification on an item were not present to receive the information or were not present at a previous meeting when this request was made. This some times caused the applicant to do another review to get people up to speed. Mary Jane suggested that she would still send a reminder email with the request that each member respond either yes or no concerning his or her attendance. By doing this it eliminates any unknown to Mary Jane. It was resolved that members would actively respond to an email request from Mary Jane.

### **Billboards**

Tina Mason described proposed billboard application, which is located at a gateway area of Media Borough. There was significant conversation related to the size of the billboards, the visual representation coming into Media Borough, our Comprehensive Plan and the legal costs involved. Steve Moss made a motion that Council oppose the two (2) billboard cases going before Upper Providence Township Zoning Hearing Board on July 26<sup>th</sup> by taking the necessary action to affirm the appearance of a Borough Solicitor since the proposed

billboards would not be in keeping with the goals of the Borough's Comprehensive Plan which designates the area of West Baltimore Pike as one of the gateways into our community and that if permitted, the billboards would be a detriment to adjacent property owners especially the residential dwellings directly across the street to the North. Bill Payne seconded the motion. Motion carried unanimously.

**Council Review**

Councilperson Peter Williamson reviewed Council's motion from their meeting of June 15, 2006. Councilperson Peter Williamson discussed previously reviewed Planning Commission agenda items.

**Adjournment**

Bill Payne made a motion to adjourn the meeting at 9:50 P.M.; seconded by Kevin Matson. Motion carried unanimously.

Respectfully Submitted  
July 10, 2006  
Mary Jane Boyland  
Administrative Assistant