

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
December 5, 2006**

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

Approval of Minutes

Kevin Matson made a motion to approve the Planning Commission Meeting minutes of November 8, 2006 as submitted. Michael Kinsley seconded the motion. Motion carried unanimously.

Facade Review

217 W. State Street-Win & Somboonsong

Bob Linn

Bob Linn utilized historic pictures while reviewing facade improvements proposed by the applicant. Mr. Linn discussed windows, gas lantern, railing and copper turret with removal of existing awnings. Iron railing will be replaced and repair/replacement of dumpster gates will be done. There was some discussion about decorative lighting highlighting architectural features. Mr. Linn will come back at a later time with sign application

Land development/subdivision applications

Major Land Development-Preliminary Final

7-13 E. Baltimore Avenue-Citi Bank

Robert Linn, Architect

Bob Linn reviewed details of the design utilizing rotating three-dimensional computer imaging and hard copy of site plan. Mr. Linn distributed the standard one story design that Citi Bank usually builds. Mr. Linn had already incorporated Borough Engineer comments into revised final plan. In addition, he incorporated Town Planner comments with exception of items 6 and 6a into revised final plan. There was discussion concerning the loss of parking spaces on Baltimore Avenue and traffic flow within the property and onto Baltimore Avenue. It was suggested that the dumpster location be flipped to provide one additional parking space in the lot. Ultimately, PENDOT will have the final review related to sight lines, parking and access onto Baltimore Avenue. There was discussion related to landscaping. There will be trees on Baker Street. Mr. Linn is open to adding additional trees if the property can support it. Town Planner to work up a landscaping plan for submission to Bob Linn and Code Enforcement Officer Jeffery. There was discussion related to widening cartway on Baker Street to

accommodate larger vehicles and installation of new sidewalks. Mr. Yosua explained to Mr. Linn that the Commission's normal process is to review submission in the two-step process of a preliminary plan followed by a final plan. However in this case, the plan as presented meets all of the Zoning and Land Development Subdivision Ordinance requirements and all consultant recommendations have been added. Larry Morroni made a motion that Council approve the preliminary/final major land development application revised December 5, 2006 on condition the applicant comply fully with conditions of the Borough Engineer memo of 11/24/06 and Town Planner comments of December 5, 2006 memo with exception of items 6 and 6.a., add additional landscaping as defined by the Borough, installation of raised granite curb cut, request for waiver of brick sidewalk on Baltimore Avenue, installation of brick apron at crosswalk and adherence to any PENDOT requirements. Kevin Matson seconded the motion. Motion carried unanimously.

**Minor Land Development-Change of Use
300 W. State Street-Suite 107-Four Paws
Dennis Slostad-Melissa Proprock**

Dennis Slostad discussed change from business to retail, which will complete the first floor retail area of the property. This store will sell high quality pet food and treats. It will also sell pet toys and accessories. The cooking apparatus is similar to a microwave. Mr. Slostad reviewed layout of the retail space. The hours of operation expect to be six days a week, 10:00 a.m. to 7:00 p.m. They will be closed on Mondays unless demand is great. The store has two reserved parking spaces. Applicant will come in at a later time for their sign application. Kevin Matson made a motion that Council approve the change of use from business to mercantile on condition that applicant comply with conditions of the Borough Engineer as defined in the NDI memo of November 30, 2006, the construction of the dumpster enclosure must be completed and sidewalks in front of the property need to be repaired /replaced to satisfaction of Code Enforcement Officer Jeffery prior to occupancy. Dan Costello seconded the motion. Motion carried unanimously.

**Minor Land Development-Change of Use
600 N. Jackson Street-Suite 5-Broadway Bound
Dennis Slostad-Donna Ranalli**

Dennis Slostad reviewed change of use from office to educational. Zoning has already been approved. Code Enforcement Officer Jeffery reviewed conditions imposed by Zoning Hearing Board. Mr. Slostad reviewed storm water issues and installation of trench with perforated pipe with stone around it. He also discussed traffic flow around the property with additional directional signs being added at the property. Mr. Slostad reviewed landscaping plan. Mr. Slostad agreed to list adjudication items on his plan. Daniel Costello made a motion that Council not oppose the change of use from office to educational as detailed in plan dated 6/19/06 contingent upon applicant meeting the conditions of the Borough Engineer as defined in the NDI memo of November 30, 2006, meeting the

conditions identified in the Zoning Hearing Board adjudication and the installation of a landscaping buffer at Sixth and Copper Streets; seconded by Larry Morrioni. Motion carried unanimously.

**Review of matters enroute to January 4, 2007 Zoning Hearing Board
18 S. Orange Street-Caesar Crognale**

Fred Procopio

Mr. Procopio reviewed the addition application utilizing pictures of the property and those adjacent to the property. Property owner is hoping to curtail illegal dumping by adding the addition. The building is used as an office and for storage. The alley will still be accessible. Kevin Matson identified that deed restriction would need to be investigated and easement rights obtained where necessary. It was suggested to Mr. Procopio that he contact a land development attorney or a Land Title Company to address the deed restriction issues. There did not appear to be any issues related to storm water management. Kevin Matson made a motion that Council not oppose the application contingent upon applicant performing the necessary deed research for the alley and obtaining any required agreements; seconded by Larry Morrioni. Motion carried unanimously.

Adjournment

Kevin Matson made a motion to adjourn the meeting at 10:25 P.M.; seconded by Larry Morrioni. Motion carried unanimously.

Respectfully Submitted
December 29, 2006
Mary Jane Boyland
Administrative Assistant