

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
February 6, 2007**

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

Approval of Minutes

Steve Moss made a motion to approve the Planning Commission Meeting minutes of January 9, 2007. Daniel Costello seconded the motion. Motion carried unanimously.

Sign Applications

17 S. Jackson Street-Salon Randolph

Apex Sign Company

Dave McBride of Apex Sign Company represented the applicant and owner, Agnes Panko. Code Enforcement Officer Jeffery completed technical review of application. Mr. McBride described physical characteristics of the sign. He described other businesses that currently have a canopy. Applicant has removed logo from sign. Owner is seeking to cut down glare and obtain greater visibility closer to the street. Applicant currently has a wall mounted sign. General discussion related to compatibility with surrounding properties. There was a concern that the awning would block adjacent store, Koffee Korner. Steve Moss made the motion to approve the sign application with provision that canopy color is complimentary to adjacent neighbors; that sign installer demonstrate to Code Enforcement Officer Jeffery that canopy will not block any other businesses and logo will be removed from the canopy. Chris Pavlou seconded the motion. Motion carried unanimously.

115 W. State Street-Fitness Together-Bruce Kelly

Custom Finishers-Michelle Cox

Michelle Cox represented the applicant. Code Enforcement Officer Jeffery completed technical review of application. Available space for sign is 9' 8", which the applicant is proposing. Owner of building is requesting sign be painted the same color as the building which has been recently remodeled. Blue is the corporate color for Fitness Together. Mr. Kelly to find out if phrase, one client, one trainer, one goal is part of corporate logo. If it is not, this wording would need to be removed from sign. There was significant discussion related to physical location of sign and the arch. There was a consensus that the sign should be positioned relative to adjoining Phoenix Building sign. Steve Moss made the motion to approve the sign application with understanding the sign will

be sandal color with blue lettering, the wording would need to be removed if not part of corporate logo and the placement and outline of the sign would be what was considered the most aesthetically pleasing between the designer and Code Enforcement Officer Jeffery. Dan Costello seconded the motion. Motion carried unanimously.

Land development/subdivision applications

Minor Land Development-Change of Use

111-113 W. Third Street-Third Street Properties-Dan Lipshutz

Michael D'Ignazio

Michael D'Ignazio represented the applicant. Mr. D'Ignazio recapped previous presentation to Planning Commission. Applicant will provide two off street parking spaces in the rear, which will be designated to 1st floor apartment tenants. Each tenant will get a residential parking permit. Seepage beds will be installed. Applicant will provide as much landscaping as property permits. Applicant will retain existing Pin Oak tree and preserve as much green as possible on Northern and Eastern borders. Applicant will secure a list of water friendly plants from Environmental Action Committee. Steve Moss made the motion that Council approves conversion under 311-76K requirement of the Zoning Ordinance subject to review and approval of Borough consultants, which include legal and engineering. In addition, applicant must submit an approved landscaping plan. Michael Kinsley seconded the motion. Motion carried unanimously. Steve Moss made a second motion that Council approves minor land development dated 1/26/2007 as submitted subject to review and approval of Borough consultants, which include legal and engineering. In addition, applicant must submit an approved landscaping plan. Dan Costello seconded the motion. The motion carried six to one with Kevin Matson voting nay.

Review of matters enroute to Zoning Hearing Board

414 E. Jefferson Street-Michael Tilghmann

Ross Unruh, Esq.

Applicant is seeking to construct an addition to his home. Mr. Unruh reviewed the application. Mr. Tilghman reviewed proposed addition. He is seeking to bring the house to current housing standard consistent with the other additions in the neighborhood. Applicant is not proposing any changes to the front of the property. Mr. Tilghman shared pictures of the property. Chris Pavlou made the motion that Council not oppose the application on condition that a title search be conducted to insure there is no deed restrictions or covenants affecting proposed set backs. Kevin Matson seconded the motion. Motion carried unanimously.

Chairman Yosua reviewed Bill Payne's letter of resignation from Planning Commission due to work conflicts.

Kevin Matson identified that a year had passed since Chairman Yosua was voted as Chairman of Planning Commission. Mr. Matson made a motion to close regular business and open a reorganization meeting. Mr. Matson made a motion

to nominate Mr. Yosua to again fill the Chairman's role. Steve Moss seconded the motion. Motion carried unanimously.

Chris Pavlou made the motion to nominate Kevin Matson as Vice Chairperson. Michael Kinsley seconded the motion. Motion carried unanimously.

Adjournment

Kevin Matson made a motion to adjourn the meeting at 10:00 P.M.; seconded by Chris Pavlou. Motion carried unanimously.

Respectfully Submitted
February 22, 2007
Mary Jane Boyland
Administrative Assistant