

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

The Media Borough Planning Commission met on the above date with the following members present: Chairperson Robert Yosua, Vice Chairperson Kevin Matson, Chris Pavlou, Larry Morroni, and Michael Kinsley. Also present were Code Enforcement Officer Jeffery and Councilperson Peter Williamson. Tina Mason, Daniel P. Costello and Steve Moss were absent. Chairperson Yosua opened the meeting at 7:35 P.M.

Chairperson Yosua expressed a debt of gratitude on behalf of the Borough and the Planning Commission to Bill Payne for his years of service to the Planning Commission. He was extremely helpful and great for the Borough. The Borough will miss him.

Chairperson Yosua welcomed Emily Miller as a new member to the Planning Commission.

Approval of Minutes

Vice Chairperson Kevin Matson made a motion to approve the Planning Commission Meeting minutes of February 6, 2007 with the minor correction discussed. Chris Pavlou seconded the motion. Motion carried unanimously with Larry Morroni and Emily Miller abstaining.

Sign Applications

**23 E. Front Street-Contech Services Inc-Herb Grant
Brandywine Signs Inc**

Code Enforcement Officer Jeffery completed technical review of application. Mr. Grant answered Commission questions concerning location and colors of sign. There was discussion related to colors of post and landscaping requirements. Chris Pavlou made the motion to approve the sign application with provision that post color be maroon rather than white and appropriate landscaping as defined in the ordinance be completed. Larry Morroni seconded the motion. Motion carried unanimously.

Land development/subdivision applications

Preliminary/Final Major Land Development

**318 W. Baltimore Avenue-Dinner By Design-Chris & Alicia Peters
Bob Linn**

Bob Linn represented the applicant. Mr. Linn reviewed current building footprint and proposed addition, which includes a stair tower. Mr. Linn further reviewed a proposed retaining wall and landscaping. The project is a two-phased project, which will take between 18 months to 2 ½ years to complete. The initial phase includes some TLC to the building with a face-lift to the front of the property and

some painting. The construction of the 2nd fl and covered walkway will not be done till the 2nd phase. Mr. Linn submitted revised plans dated 3/6/07 that included Borough Administrative Summary comments dated 3/6/07. Mr. Linn will fully comply with requirements identified in the summary. The owners, Alicia and Chris Peters reviewed the business proposal. Dinner by Design allows clients to assemble their meals themselves from food supplied by owners. Clients must schedule a session. Clients typically assemble 12 entrees at a session. Owners anticipate 3 sessions, 11:00 a.m., 2:00 p.m. and 6:00 p.m. with 8 to 12 clients per session. Business could be considered retail or personal service. Applicant has 7 parking spaces, which is compliant with required parking. There is a municipal lot across the street and metered parking on the street. Owners have agreed to sprinkle the building. Mr. Linn explained he would seek input from Tom Comitta and Borough related to types of trees to be planted. There was discussion related to adding to the aesthetics on the street by adding planters or benches if possible. There was also discussion related to developing some type of articulation on the side of the building. Sewer outlet will be checked out with a camera. Larry Marroni made the motion that Council not oppose the preliminary/final land development application on the condition applicant provides some type of shadow line between the existing building and the addition, total existing flow and proposed flow on plans be changed to 80 and 160 respectively, that Borough Professionals review and agree to changes that are in accordance with the Administrative Summary dated 3/6/07, landscaping comments from Tom Comitta, specifically related to the tree in the rear, be included on plan. Kevin Matson seconded the motion. The motion carried unanimously.

Bob Linn reviewed façade enhancements proposed by Cavanagh Funeral Home.

Councilperson Pete Alyanakian provided an overview of the objectives of the Environmental Advisory Council and Shade Tree Commission. He discussed their promotion of utilizing native plants to manage stormwater issues. Councilperson Pete Alyanakian talked about the ingress and egress areas from Manchester Avenue down to Dan Snyder's that are heavily mulched areas with minimal plantings to manage stormwater. He also distributed a list of recommended plantings. There was significant discussion about plantings. There was also a recommendation that EAC and Tree Warden have an active role in review of future proposed land development applications. Councilperson Pete Alyanakian is focused on large commercial properties and multiple residential unit construction. There was a discussion related to incorporating EAC and Shade Tree ideas with the Baltimore Avenue overlay. Chairman Yosua suggested representatives from EAC attend special Planning Meeting 3/19/07, as the Baltimore Avenue overlay will be the subject of the meeting.

Councilperson Peter Williamson gave Planning Commission members an update on recent Council reviews and decisions.

Adjournment

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

Respectfully Submitted
March 19, 2007
Mary Jane Boyland
Administrative Assistant