

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
January 9, 2007**

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, Tina Mason, Steve Moss and Michael Kinsley. Also present were Code Enforcement Officer Jeffery and Councilperson Peter Williamson. Vice Chairperson Chris Pavlou and Bill Payne were absent. Chairperson Yosua opened the meeting at 7:35 P.M.

Approval of Minutes

Kevin Matson made a motion to approve the Planning Commission Meeting minutes of December 5, 2006 with the addition that all Borough Consultant comments were incorporated as it related to 7-13 E. Baltimore Avenue. Michael Kinsley seconded the motion. Motion carried unanimously.

Sign Applications

**322 W. State Street-McFarlands-Kitty McFarland
K. C. Sign Company**

Greg Feld represented the applicant. Applicant proposes a wall sign 2' high x 3' wide with illumination by an external spotlight. Code Enforcement Officer Jeffery completed technical review of application. Application is fully compliant. Applicant will be adding window shutters once the sign installed. Steve Moss made the motion to approve the sign application as submitted. Tina Mason seconded the motion. Motion carried unanimously.

**211 S. Orange Street-Pennies Pounds & Pesos-George Mavrellos
Tim Sullivan**

Tim Sullivan represented the applicant. Applicant proposes a wall sign 2' x 3' with illumination by gooseneck lamps. Code Enforcement Officer Jeffery completed technical review of application. Application is fully compliant. Tina Mason made the motion to approve the sign application with amendment of application that applicant was adding gooseneck lights. Michael Kinsley seconded the motion. Motion carried unanimously.

Land development/subdivision applications

Minor Land Development-Change of Use

**211 S. Orange Street-Pennies Pounds & Pesos-George Mavrellos
Tim Sullivan**

Tim Sullivan represented the applicant. Applicant is a numismatist and will deal in rare coins. Mr. Sullivan presented photos of the property. He described in detail the proposed layout of the first floor, which included a retail area and an office. Above the business is an apartment with the 2nd floor housing the living and dining area and the 3rd floor two bedrooms. Apartment has its own rear

entrance. In addition, there is access from the front door. Applicant has agreed to retain existing interior wood staircase to the 2nd floor apartment. Applicant will be using basement for storage and has agreed to install a flowell in the rear of the property. The parking requirement is 3 spaces. Applicant has 4 parking spaces in the rear. Tina Mason made the motion that Council approve the change of use and minor land development application on condition the applicant complies fully with conditions of the Borough Engineer. Steve Moss seconded the motion. Motion carried unanimously.

Minor Land Development-Change of Use

415 E. Baltimore Avenue-Pretzel's Boys

Peter Alyanakian and Tim Dever

Mr. Dever described the pretzel retail business. They will be selling pretzels and soft ice cream. Mr. Alyanakian explained that it would be simply take out with no seating in the store. There is no exterior sales window. Customers will come into the store. They have no plans at this point for seating outside. There will be 2 to 3 employees. There is parking available both in the front and rear of property. The anticipated operating hours are 7:00 a.m. to 7:00 p.m. Monday to Saturday with hours 9:00 a.m. to 6:00 p.m. on Sundays. It is possible they will have later hours in the summer. There was significant discussion related to the condition of the property and the dumpster. There is a current dumpster at the property. Jeffrey Cadorette agreed to build enclosure if required. In addition, the parking lot will be sealed and stripped. The building will be painted. There was also discussion related to landscaping and the greening of the property. Applicant agreed to add landscaping in front and redirect rain spouts to eastern beds. Applicant will do a planting bed in lieu of arborvitae. Steve Moss made a motion that Council approve the change of use from Business to Mercantile with the condition that the building be spruced up and that in the Spring landscaping be added to green up the area. A trash enclosure was to be completed and applicant needs to meet the requirements of the Borough Engineer. Tina Mason seconded the motion. Motion carried unanimously.

Review of matters enroute to January 24, 2007 Zoning Hearing Board

111-113 W. Third Street-Third Street Properties LLC

Michael D'Ignazio, Esq.

Applicant is seeking variances to convert an existing twin structure to a twin "duplex" with apartments on each floor in each twin. Mr. D'Ignazio reviewed photos of the property. He described adjacent properties that are primarily commercial. Mr. D'Ignazio reviewed architect plans of the property and projected parking. He stated the requirement of 7 parking spaces. He offered if street would only allow permit parking, this would provide 6 spaces. Mr. D'Ignazio described other projects that his clients have rehabbed in the Borough and their success with these properties. There was significant discussion related to parking and potential landscaping of the property. There was a general consensus among members not to close private lane. Steve Moss made the motion that Council should oppose the application unless specific residential

parking within two (2) blocks of the property is defined. Kevin Matson seconded the motion. The motion carried six to one with Tina Mason voting nay.

Adjournment

Steve Moss made a motion to adjourn the meeting at 9:25 P.M.; seconded by Larry Morroni. Motion carried unanimously.

Respectfully Submitted
January 31, 2007
Mary Jane Boyland
Administrative Assistant