

**BOROUGH OF MEDIA  
MINUTES  
PLANNING COMMISSION MEETING  
March 1, 2005**

The Media Borough Planning Commission met on the above date with the following members present: Chairperson Steve Moss, Peter Williamson, Robert Yosua, Tina Mason, Vice-President Paul Robinson, Chris Pavlou, Larry Morrioni, and Bill Payne. Also present were Code Enforcement Officer Jeffery, Borough Engineer Walton. Steve Moss called the meeting to order at 7:30 p.m.

**Approval of Minutes**

Peter Williamson made a motion to approve the minutes of the February 1, 2005 Planning Commission Meeting. Tina Mason seconded the motion. Motion carried unanimously.

**Signs**

**123 N. Olive Street- Land America Commonwealth-Citizens Bank**

Terry Galloway of KC Sign Company represented applicants. Code Enforcement Officer reviewed for Commission the application details. Peter Williamson commended both businesses for meeting the code. Peter Williamson made motion to approve signs as submitted. Tina Mason seconded the motion. Motion carried unanimously.

**Land development/subdivision applications**

**27 W. 7<sup>th</sup> Street-G.D. Houtman & Son, Inc.**

Preliminary/Final Submission-Request to sub-divide one (1) lot into two (2) lots  
This item was not reviewed since no one from the above property was present.

**1 Cherry Street-Dean Sherwin**

Robert Linn represented the applicant who was submitting Preliminary/Final Submission to sub-divide an existing lot into two (2) lots and construct a new single family dwelling on the newly created lot. Previous comments made by the Planning Commission and the Borough Engineer have been incorporated. Zoning Board approval for the lot width was obtained in February. There was discussion related to sidewalks, pedestrian traffic, parking and planting of trees. Bob Linn will work with Borough Engineer on drawing to reflect discussion on sidewalk. Peter Williamson made motion to approve Preliminary/Final Submission plans with drawing date of 1/5/05 with revision date 2/14/05 with understanding that there will be a full side walk on Cherry Street side of the lots that meets with Borough Engineer's approval, Borough's Engineer's request for full curbing be modified as shown in drawing and two (2) full size street trees planted along the right of way of Lot 1. Chris Pavlou seconded the motion. Motion carried unanimously.

### **312 N. Orange Street—West Second Street Associates**

Robert Linn represented the applicant who was submitting Preliminary/Final Submission to sub-divide existing lots, demolish the existing structures contained upon those lots, and construct three new residential buildings. Previous Planning Commission comments have been incorporated into revised plans and Zoning Hearing Board had granted a lot area variance for third lot in February. Mr. Linn reviewed revised plans that incorporated the Planning Commission's recommendations from January's meeting. There was discussion related to size of sidewalk, location of trees, ability to support shade trees and size of driveways. Tina Mason made a motion to approve Preliminary/Final Submission reverse subdivision then subdivision into three lots and final land development per plans last revised 2/14/05 to satisfaction of the Borough Engineer; that the street shade trees are planted inside of sidewalk house but remain in the right of way; curb cuts meet ADA requirements; drive way curb cut be fourteen (14) foot wide instead of eighteen (18) feet based on renderings presented and landscape plan will be presented with building permit application. Porch will be as presented in the renderings of 1/18/05 as opposed to the land development. Rob Yosua seconded the motion. Motion carried unanimously.

### **Review of matters enroute to March 24, 2005 Zoning Hearing Board**

#### **32 W. Baltimore Avenue-Cottman Transmission**

The owner of Cottman Transmission, Michael Gibbons, addressed the Planning Commission with request for appeal from Code Enforcement Officer's decision of November 2, 2004. Mr. Gibbons is seeking zoning relief related to on street parking with associated loading and unloading issues and a Change of Use to allow a music studio and classrooms. Mr. Gibbons cited economic needs driving his need to sublease lower level of his facility to generate needed revenue to cover his increasing operating costs. The lower level has not had a tenant in the time Mr. Gibbons has operated his business. It is currently used to house his personal cars. It is zoned HBO in which automotive oriented uses are a use-by-right. Mr. Gibbons stated as an alternative, he could sublease sublevel as some type of related automotive facility. Also present representing Mr. Gibbons was Howard Gallagher, Esq. and Jude Ingram, a civil engineer, who prepared the traffic study. There was significant discussion related to parking issues and potential traffic congestion caused by drop off and pick up of students and musical equipment. Jim Jeffery reviewed section 311.81E of the Zoning Code, which states 9 parking spaces are required based on 2000 square feet. This would be true for either the automotive use or music use. Bill Payne "acting as surrogate public" offered the opinion that something that improved the appearance and aesthetics of a site that doesn't have a negative impact to adjacent properties should be considered. Additionally what are the advantages/disadvantages of each use? There are a lot of disadvantages if the

use were automotive. RobYosua discussed that Mr. Gibbons was paying for improvements out of his pocket. Mr. Gibbons reviewed parking study during Christmas holidays related to 235 space parking garage across the street. At any given time, there were 25 available spaces, which in turn will generate income for the Borough. Peter Williamson supported Bill Payne's opinion that Mr. Gibbon's proposal was an improvement to the neighborhood. Tina Moss questioned what type of improvements were being made and Peter Williamson asked would corner storm water/run off issues be addressed. Steve Moss asked about how drop off would be handled. Mr. Gibbons will be installing a glass front, fixing surrounding sidewalks, raising up area to be level with existing curb on Franklin Street and addressing the storm water issues identified. Paul Robinson asked about how people would off load their equipment. Mr. Gibbons believes that there would be no need for people to load and unload equipment. His facility has the equipment other than personal instruments such as guitars, which can easily be carried from adjacent parking area. Mr. Robinson questioned where cars that are currently at the side of property and cars requiring repair would park. Mr. Gibbons responded that the cars on the side are personal vehicles, which he will remove and cars requiring work can park in his main level. Engineer Walton stated that there were 25 parking spots available. He further described locations where parking were available but identified that 6 of the parking spaces were used by his employees and 2 parking spaces on lawn area on S. Olive Street and one in the rear were also being used. Engineer Walton is concerned that additional employees will take up additional available parking spaces. Mr. Gibbons agreed to instruct employees to use Borough parking garage. He agreed to buy parking permits for his employees. Engineer Walton also identified issue of stacking problems of cars at Franklin Street. Peter Williamson made a motion that Borough Council not oppose the applicant's request of variances from requirements of parking and loading and unloading with the following conditions: that the applicant agree, as a condition of employment, that all employees of the building will park in the parking garage, preferably on the third level; that applicant agrees under no condition will the applicant use the right of way outside the curb line as parking areas for either business; that applicant will make improvements as specified in the plan submitted by Ingram Engineering which include sidewalks, addressing storm water issues, planting of trees as well as improvement to windows and doors in the lower part of the building. Additionally, grade issues at the Franklin Street rear entrance will be improved to the satisfaction of the Borough Engineer. Hours of operation will be Monday to Friday 3:00 P.M. to 9:00 P.M. and Saturday from Noon to 5:00 P.M. There will be no hours on Sunday. Sound issues will be taken care of prior to final occupancy permit. Bill Payne seconded the motion. Motion carried unanimously. Peter Williamson made a second motion in regards to the actions of Zoning Officer that the Planning Commission supports the actions of the Zoning Officer and agrees with his decision that this is a decision that requires action by the Zoning Hearing Board. Seconded by Tina Mason. Motion carried unanimously

**Sketch Plan Review****115 5<sup>th</sup> Street-Tim Sullivan-Sketch Plan Review**

Timothy Sullivan Esq., John Sutton and Dick Cerrilio, an engineer, represented CDS Properties. The property is over 56,000 square feet, zoned R2. Minimum lot size for twins in R2 is 3850 square feet; single requirement is 4950 square feet. The proposal is for six (6) twins and two (2) singles. Mr. Sutton described properties adjacent to 115 5<sup>th</sup> Street property. There were questions concerning number of units serviced by Broomall Street. There are currently 10 and they would be adding six (6) more. Tina Mason asked if they were seeking any variances. The only variance Tim Sullivan saw was a variance to cross steep slopes with driveway. Code Enforcement Officer Jeffery felt that paper street would require a corner lot and therefore an additional 15-foot requirement. Discussion ensued regarding if paper street in question could be open to vehicular traffic simply by Borough so designating or would abutting properties require approval. Peter Williamson noted that square footage being used for 6 twins would support 4 singles. There was additional discussion relating to potential of Media Borough vacating unopened paper street and some pros such as additional parking and cons associated with this proposal. Also discussed the seepage through steep slopes would be extensive and potential variances could be required to address the seepage issue. Alternative may be use of retaining walls. Borough Engineer suggested to applicant to work with DEP with getting an additional area from the wetlands. Borough Engineer suggested applicant look at Gillin property for storm sewer information. Paul Robinson suggested that applicant look at building single-family homes with greater than lot minimums. He suggests a market study. He believes that they could have a significant profit.

**335 W. Front Street-GS Architects-Sketch Plan Review**

Chris Gaumah, representing the applicant, reviewed proposed elevations and surrounding area. Elevation had new gateway to building with benches and plant containers. There is no change to the footprint but roof will be raised six (6) to eight (8) feet. There was a suggestion that trees be planted to break up the roofline. Next step is application for a building permit. This is not a land/development issue.

**Adjournment**

Peter Williamson made a motion to adjourn the meeting; seconded by Tina Mason at 10:55 P.M.

Respectfully Submitted  
March 18, 2005

Mary Jane Boyland  
Administrative Assistant