

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
May 6, 2008**

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

Approval of Minutes

Minutes of April 1, 2008 were not available to Planning Commission Meeting members to review at this time.

Sign Application

11 E. 2nd Street-Cherry, Gieger & Marciano, LLP

Code Enforcement Officer Jeffery gave technical review of the application. Stuart Lunic of Signs by Tomorrow represented the applicant. Applicant wants to install a non-illuminated free-standing sign on front lawn. There was some discussion related to how height of sign is measured and set back requirements. Tina Mason made the motion to approve sign as long as it is compliant with 311-92B(2)(d) and does not exceed 6 square feet. In addition, the applicant must add landscaping as defined in the ordinance. Dan Costello seconded the motion. Motion carried unanimously.

201 S. Orange Street-Lovely You-Debbie Price

Code Enforcement Officer Jeffery gave technical review of the application. Applicant described the objective of the business to provide support products for cancer patients. Applicant is proposing 2 wall signs and 3 awnings. Property owner Jim Cawley was also present. There was discussion related to height of building, awnings and proposed signs. Code Enforcement Officer Jeffery pointed out that proposed sign on Orange Street was going into apartment level on the 2nd fl. Applicant's space stops at ceiling height. Property owner Jim Cawley explained there was a dropped ceiling and space was actually 12 feet. Tina Mason made the motion to approve sign application on condition that the sign on Baltimore Pike is less than or equal to 18 square feet; that the height of the sign on Orange Street is to remain at or below bottom of 2nd floor bay window; that black awnings comply with maximum projection code allows and that the wall sign approved be the sign detailed at 5/6/08 meeting. Michael Kinsley seconded the motion. Motion carried unanimously.

Review of matters enroute to May 22, 2008 Zoning Hearing Board

350 W. State Street-First Methodist Church of Media

Code Enforcement Officer Jeffery gave technical review of the application. Dave Smallwood and Alan Warfield represented application. Greg Feld of KC Signs was also present. Mr. Smallwood described the history of the church, decrease in membership and their need for greater visibility to increase membership and for people to better find the clothing and food bank. There was discussion whether or not a cross constituted a sign. There was also discussion about boundary line between Office and HBO district. Dan Costello made a motion that Council not oppose sign application as submitted as there would be minimum impact to adjoining HBO district. Tina Mason seconded the motion. Motion carried unanimously.

Land development/subdivision

18 S. Orange Street-Cesar Crognale

Tim Sullivan-AI Procopia

Mr. Sullivan represented the applicant. Mr. Sullivan reviewed pictures of property and adjoining properties. Applicant is proposing to construct a 12' by 19.9' addition. Applicant described condition of zoning hearing board to add a 6' high wooden fence to cover the alley. There was a recommendation to make the fence as sturdy as possible. Applicant does not own the alley nor do other property owners who adjoin his applicant's property. The research indicates that each owner butts up to three (3) feet of alley but it is not clear who is the owner of the alley. Vice Chairperson Kevin Matson made a motion that Council not oppose application on condition the ownership of alley be verified and change orientation of the gate to anchor on #18. Also anchor gate in open position and there be no locking mechanism on gate. Michael Kinsley seconded the motion. Motion carried unanimously.

Final Major Land Development

Baltimore Ave to Franklin Street, Radnor to Manchester

306 E. Baltimore Avenue-Commonwealth Real Estate Investors

Vince Mancini-Dennis Slostad

Vince Mancini and Dennis Slostad represented the applicant. Mr. Slostad reviewed final plans in detail. Since the vacation of Worrall Street the garage has been moved 4' to North and elevated walkway has been introduced. Worrall Street will have deed restrictions that will not permit any building on this street but will remain an alley. There will also be additional landscaping on Franklin Street. Alleyway now one way in and traffic exiting from garage will be onto Manchester Avenue or Franklin Street. There was significant discussion related to accessibility, center bay appearance, recycling and trash, and appearance of bridge. Code Enforcement Officer Jeffery explained the State's License and Inspection department would review application and define what is required for accessibility. Vice Chairperson Kevin Matson made the motion that Borough Council approve the final major land development application dated 8/17/07 with

latest revision date of 5/6/08 with the following notes that applicant has received variances from Zoning Hearing Board as noted on record plan; applicant has received special exception from Zoning Hearing Board; applicant is requesting one waiver for this project which is for omission of liner shops in garage; applicant will show satisfaction of Borough Engineer letters of 3/4/08 and 5/5/08 and Town Planner letter of 4/29/08 except for center gable roof elevation; and noting that Borough has received Traffic Planning Plan study 2/29/08 which must be to the Borough Engineer's satisfaction. In addition the following items must be to the Borough Engineer's satisfaction, clarification of record plan, circulation of truck access templates, trash enclosure plan, light photo metrics and maintenance agreement, percolation testing for drainage, and pedestrian safety along Worrall Street. Also noting the solicitor's comments on the subdivision/land development agreement; of improvement security agreement for the site; the satisfaction of terms and recording of the agreement of vacating of Worrall Street, the legal description of the site and the proposed easement of Worrall Street and the contribution to the Borough and the final plans of the Borough Planner to check numbers for standards of lights. Dan Costello seconded the motion. Motion carried unanimously.

Vice Chairperson Kevin Matson made the motion to adopt version seven (7) of the Planning Commission by-laws. Dan Costello seconded the motion. Motion carried unanimously.

Vice Chairperson Kevin Matson made a motion at 10:40 p.m. to adjourn the meeting. Dan Costello seconded the motion. Motion carried unanimously.

Respectfully Submitted
May 12, 2008
Mary Jane Boyland
Administrative Assistant

