

**BOROUGH OF MEDIA
MINUTES
PLANNING COMMISSION MEETING
August 7, 2007**

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

Approval of Minutes

Tina Mason made a motion to approve the Planning Commission Meeting minutes of July 10, 2007. Chris Pavlou seconded the motion. Motion carried six to zero with Michael Kinsley abstaining.

Sign Applications

300 W. State Street-Media Gourmet Cafe-Ahmed Chraga

Sign Advantage

Code Enforcement Officer Jeffery completed technical review of application. Application is fully compliant. Mr. Chraga described his business and product line. Applicant proposes to reface the existing awning. Steve Moss made the motion to approve the sign application as submitted. Chris Pavlou seconded the motion. Motion carried unanimously.

114 W. State Street-PNC Bank

Philadelphia Sign Co

Code Enforcement Officer Jeffery completed technical review of application. Virginia Keefer of Philadelphia Sign Co represented the applicant. Applicant proposes to upgrade existing wall signs on State Street and Veterans Square faces of the building. Code Enforcement Officer Jeffery noted that the sign proposed for Veterans Square face must be reduced to 15 square feet to comply with ordinance. In addition, the sign referencing "drive-up-hours" is to be eliminated, as there is no drive up window at the Bank. There was some discussion related to existing historic signs that are part of the building. These signs are allowed to remain and are not part of this application. Dan Costello made the motion to approve the sign application on condition that the Veterans Square sign be no greater than 15 square feet, that the drive up hours sign be eliminated and the architectural signs remain. Tina Mason seconded the motion. Motion carried unanimously.

**216 E. State Street-PER LEI-Candance Caprese
Sign-A-Rama**

Code Enforcement Officer Jeffery completed technical review of application. Applicant proposes to reface the State Street portion of an existing awning structure. Ms. Caprese discussed her boutique business within B. Gross. Vice Chairperson Kevin Matson made a motion to approve the sign application as submitted. Dan Costello seconded the motion. Motion carried unanimously.

**7-13 E. Baltimore Avenue-Citi Bank
Tim Sullivan-Pattison Sign Group-Jeff Beatty**

Code Enforcement Officer Jeffery reviewed the application. Applicant proposes two wall signs and one monument sign. The signs are fully compliant. Mr. Sullivan reviewed each sign in detail. There was some discussion related to the blue awnings over the windows and the architecture related to the windows. Steve Moss made a motion to approve the sign application as submitted on condition that landscaping be completed 2 feet around monument sign as defined in code and made motion to approve awning as submitted without lighting or lettering. Tina Mason seconded the motion. Motion carried unanimously. Code Enforcement Officer Jeffery acknowledged the co-operation of Citi Bank's project manager William Michael on working with the Borough on the sign application.

Land development/subdivision applications

Minor Land Development-Change of Use

132 E. Baltimore Avenue-Primo Hoagie-Matt Magargal

Code Enforcement Officer Jeffery reviewed application and change of use criteria. Mr. Magargal described the franchise he is opening and his equipment. He will be installing a grease trap. He does no grease cooking. It is hoagies only. He already has a location in Springfield. There is only take out proposed at this shop. Mr. Magargal will install his own 2 cubic yard dumpster. Deliveries can be made in the rear or on cross street. There was discussion related to items identified in Borough Engineers memo. Mr. Margargal questioned how is the tenant responsible for items such as planting trees, dumpster enclosure and storm water management. The proposed hours of operation are Monday to Saturday 10:00 a.m. to 7:00 p.m. and on Sunday, 10:00 a.m. to 6:00 p.m. Tina Mason made the motion that Council approves the change of use and minor land development application as submitted on condition that the applicant meet the conditions identified by the Borough Engineer on memo of 8/4/07. Dan Costello seconded the motion. Motion carried unanimously. Mr. Magargal to work with owner of property and Code Enforcement Officer Jeffery on Engineer conditions.

**Review of matters enroute to Zoning Hearing Board
217 E. Fourth Street-David Holtzman
Timothy Sullivan, Esq.**

Code Enforcement Officer Jeffery reviewed application. Applicant proposes to demolish an existing one-story garage and construct a 1½ story, 19-foot high garage with a slightly smaller footprint. Mr. Sullivan reviewed the application in detail and how it compares to existing garage. There was significant discussion related to the height of the garage. There was also discussion about eliminating side yard variance by moving structure 22". Tina Mason made a motion that Council not oppose height variance 311-63B or lot coverage variance 311-17D on condition that applicant conforms to side yard set back and limits utilities to electric only. Applicant cannot install a sewer or water line. Vice Chairperson Kevin Matson seconded the motion. Dan Costello identified that he resided a few houses from the property but this would not affect his decision. Applicant had spoken to approximately 12 neighbors who had no objections. Motion carried four to two with Steve Moss and Chris Pavlou voting nay. Mr. Moss wanted to note in record that he was unable to find that there was no other solution to the one floor and that this vote was no reflection on Mr. Sullivan's presentation but Mr. Moss needed a different level of detail then was presented.

Chris Pavlou made a motion to table review of the sign applications for 114 W. Front Street and 436 E. Baltimore Avenue, as there was no applicant representation. Steve Moss seconded the motion. Motion carried unanimously

Code Enforcement Officer Jeffery reviewed the proposed Efficiency Apartment Unit Ordinance in detail. Dan Costello made the motion to advise Council to accept Efficiency Apartment Unit Ordinance. Chris Pavlou seconded the motion. Motion carried unanimously.

Adjournment

Chris Pavlou made a motion to adjourn the meeting at 9:55 P.M.; seconded by Dan Costello. Motion carried unanimously.

Respectfully Submitted
August 29, 2007
Mary Jane Boyland
Administrative Assistant