

**BOROUGH OF MEDIA  
MINUTES  
PLANNING COMMISSION MEETING  
September 6, 2005**

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

**Approval of Minutes**

Rob Yosua made a motion to approve the minutes of the July 5, 2005 and August 2, 2005 Planning Commission Meetings. Peter Williamson seconded the motion. Motion carried unanimously.

**Sign Review**

**1 W. State Street-Brodeur on State Street**

Dave Brodeur reviewed the colors and dimensions of sign. The sign dimensions are within code. Peter Williamson made the motion to approve the sign as designed with a request that Mr. Brodeur consider using a font more in keeping with the age and structure of the building. An additional condition was that the application reflect the lineal footage of the building, which was identified as missing on the application by the solicitor. Chris Pavlou seconded the motion. Motion carried unanimously.

**19 S. Jackson Street-W.F. Beardsley Silver & Goldsmith**

Mr. Beardsley reviewed sign colors and dimensions. There was some discussion as to whether sign was too large according to the ordinance. Peter Williamson made the motion to approve the sign contingent on review and approval of the Code Enforcement Officer. Additionally the lineal footage of the building must be entered onto the sign application. Rob Yosua seconded the motion. Motion carried unanimously

**280 N. Providence Road-Curves**

Motion made by Chris Pavlou to table review, as no one representing the application was present. Rob Yosua seconded the motion. Motion carried unanimously

### **Land development/subdivision applications**

#### **113 W. 5<sup>th</sup> Street-CDS Development LLC**

Cirilli Associates-Preliminary/Final Submission

Tim Sullivan represented applicant seeking final plan approval. Mr. Sullivan reviewed the still open issues from previous meetings. There was significant discussion around storm water issues and their resolutions appearing on the final plan and recorded in deed restrictions. There was also discussion around a trash enclosure for lots 5 & 6 that must be part of the plan. Chairperson Steve Moss felt details were lacking on this plan. A resident shared her concerns with parking and the weight of the trucks on Broomall Street. Peter Williamson made a motion that approval be contingent on the issues raised being resolved to the satisfaction of the Borough Engineer and Borough Solicitor. Rob Yosua amended the motion detailing the following:

#### **Borough Solicitor's review and approval**

The following items be included as part of deed restrictions, covenants and easements:

- All parcels and plans
- Sanitary sewer lots 5 & 6
- Open space lot 4
- Trash enclosure lots 5 & 6
- Maintenance of fences lots 1,2 & 6

#### **Borough Engineer's review and approval**

- Recording sheet with set back (building envelope) and height compliance
- Plan sealed
- Compliance with 7/19/05 memo
- Provide inspection and maintenance procedure and frequency for seepage bed and retaining walls will be the homeowner's responsibility. If existing conditions differ from assumptions of design engineer then design engineer will be immediately contacted for re-evaluation. Field inspection notes provided to the Borough.
- Construction sequence of walls will be submitted and approved prior to issuance of building permits
- Storm water calculations re-supplied to Borough (Perc calculations)

In addition to above conditions, the Borough must approve the final landscaping plan. The Planning Commission has no objection to post/rail fence being used. Chris Pavlou seconded the motion. Motion carried three to one with Chairperson Moss casting the dissenting vote.

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

Mr. Gibbons was seeking a change of use application. He reviewed his compliance with previous conditions identified at other Planning Commission meetings and Zoning Hearing Board review. Chris Pavlou directed strict

adherence to noise, light and parking at the premises. Peter Williamson made a motion that Borough Council approve the change of use application conditioned upon the applicant addressing the following items to the Code Enforcement Director's satisfaction: directional signage, lighting and landscaping. Rob Yosua seconded the motion. Motion carried unanimously.

**507-509 N. Olive Street-Leo Henry-G.D. Houtman**

G. D. Houtman & Son, Inc.-Preliminary/Final Submission

Patrick Thompson represented Mr. Henry. Mr. Thompson reviewed the application and plans with the Commission. He talked about widening Plum Street to 14 feet with rolled curbs. He indicated each lot would have individual seepage beds. There was discussion about the exact height of 2<sup>nd</sup> floor and garage. There was some concern that there would be sufficient turn around space in the driveway. Mr. Thompson was advised to note a maintenance in perpetuity provision on the plans for the seepage beds. The engineer has made assumption of a 2" perc rate in their 9/1/05 review. If anything changes, the Borough reserves right to review. There was significant discussion about the aesthetics of the houses. It was suggested to Mr. Thompson that houses match surrounding homes so it could be homogeneous. It would be helpful for the applicant to take pictures of the surrounding area to determine the predominant style. It was also suggested that he add porches where feasible and share the plans with the neighbors. It was further suggested that Plum Street would require 20 feet total width to give access to garages. A resident who lives on N. Olive Street shared her concerns related to storm water run off. It was suggested that the applicant get together with the Borough Engineer to review storm water management and road width. A request was made for more detailed elevations and plans. Rob Yosua made a motion to table the application until next month's meeting. Peter Williamson seconded the motion. Motion carried unanimously.

**Review ordinance amending fee for subdivision/land development**

Jeff Smith reviewed and proposed ordinance and fees. Rob Yosua made the motion that Council approve the fees as stated with a reduction of \$5.00 in the solicitor fee. Motion seconded by Chris Pavlou. Motion carried unanimously.

**Adjournment**

Rob Yosua made a motion to adjourn the meeting; seconded by Peter Williamson at 10:00 P.M. Motion carried unanimously.

Respectfully Submitted  
September 20, 2005  
Mary Jane Boyland  
Administrative Assistant