

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

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

**Approval of Minutes**

Peter Williamson made a motion to approve the Planning Commission Meeting minutes of November 1, 2005. Rob Yosua seconded the motion. Motion carried unanimously.

Chairperson Steve Moss opened the meeting acknowledging Vice-President Paul Robinson's commitment and dedication to the borough over the last 12 years. Mr. Robinson thanked the Planning Commission and in turn, acknowledged the Commissions role in Media Borough's development over the years.

**Sign Applications**

**Baltimore Avenue & Providence Road**

**Mobil to LUKOIL-Philadelphia Sign Company**

George Masroridis of Philadelphia Sign Company reviewed the application. Code Enforcement Officer Jeffery reviewed the technical and physical details of the application. The applicant will replace Mobil with LUKOIL name. The sign square footage will remain the same. Code Enforcement Officer Jeffery reinforced that the face of the canopy would not become illuminated and the need to eliminate the free-standing sign on Providence side of the property which is not compliant with the code. This free-standing sign is not part of the application and will be removed. The canopy will not be illuminated. The current Mobil sign is 18 sq ft and the Lukoil is 13 sq ft. This will be a reduction. The station will be refreshed with new paint. Peter Williamson made the motion to approve the sign for Lukoil at the corner of Providence Road and Baltimore Avenue with the following conditions: the free standing sign at the northwestern corner of the property be removed and the canopy be not lit except for the actual Lukoil lettering on the faces of the canopy. Rob Yosua seconded the motion. Motion carried unanimously

**300 W. State Street, Suite 109**  
**Country Kettle Cafe-Media Real Estate**  
**Rainbow Awnings**

Thomas Anderson of Rainbow Awnings and Dennis Slostad of Media Real Estate presented the sign application. Code Enforcement Officer Jeffery reviewed the technical and physical details of the application. Mr. Slostad described their concept of creating retail space with uniform forest green awnings across the front of the building. All six awnings will be installed at the same time. The retail space will display tenant's name. Chris Pavlou made motion to approve the application as submitted with the understanding the awning had no illumination. Rob Yosua seconded the motion. Motion carried unanimously.

**300 W. State Street, Suite 100**  
**Sporting Gentlemen-Media Real Estate**  
**Rainbow Awnings**

Code Enforcement Officer Jeffery explained sign application was the same as Suite 109. Peter Williamson made the motion to approve the application as submitted. Chris Pavlou seconded the motion. Motion carried unanimously.

**313 W. Baltimore Avenue-Wine & Spirits Store**  
**Media Real Estate-KC Sign Company**

Dennis Slostad presented the application for two signs. Code Enforcement Officer Jeffery reviewed the technical and physical details of the application. The Baltimore Avenue sign is compliant. The sign on the eastern face has the issue of being located on the side of a building that does not have a frontage on the street. Applicant is requesting a larger sign on Baltimore Avenue than the original 2' x 8' submitted. The sign will be 2' x 10' with gooseneck lamps. Peter Williamson made the motion to approve the sign on Baltimore Avenue as submitted with understanding that the sign will be 2' x 10'. Larry Morroni seconded the motion. Motion carried unanimously. Peter Williamson made an additional motion that the sign #2, located on the eastern face of the building, be rejected but recommended that Borough Council not oppose an application to the Zoning Hearing Board for a wall sign on the eastern façade of the building. The sign dimensions are 2.5' x 10', with scalloped edges, externally lit. This approval is conditioned upon the applicant not constructing a free standing sign in the future on either of the two tax parcels, 313 & 315 W. Baltimore Avenue which are part of the land development. Rob Yosua seconded the motion. Motion carried unanimously.

## **Land development/subdivision applications**

### **27-35 E. Baltimore Avenue-USB Bank**

#### **Linn Architects Final Submission of Land Development.**

Peter Williamson recused himself from final vote but participated in the application review. Bob Linn presented the final plans. He reviewed changes suggested by Planning Commission and Borough Engineer. These changes have been incorporated into the final plans revision 3, of SP1 and revision 2 of SP5. Dumpster enclosure was pulled forward to accommodate the existing gas meters. Mr. Linn discussed the sign facing Baltimore Avenue as it was displayed on the rendering. The sign is compliant in size. There was discussion about total square footage of all the signs and other alternatives that were not as aesthetically pleasing. Mr. Linn reviewed lighting and landscaping plan. There was discussion about the appearance of the front door. The client wanted contemporary glass doors rather than period doors. Larry Morroni made a motion to approve the final land development application as submitted with applicant to look at the possibility of adding a bench area in the front of the building. The application submissions that were approved were initial submission dated 11/15/05 and 11/21/05 with revision 3 of SP1 and revision 2 of SP5 being incorporated. A rendering of the building will be incorporated within the application. Chris Pavlou seconded the motion. Peter Williamson recused himself Motion carried.

Rob Yosua made a motion to Borough Council that it is the belief of the Planning Commission that the rendering that was submitted with the land development application that includes a sign on the curvature of the turret fronting Baltimore Avenue is pleasing and in conformity with their overall sign plan for the Borough. Chris Pavlou seconded the motion. Peter Williamson recused himself. Motion carried.

### **300 W. State Street, Suite 100**

#### **Change of Use from Office to Mercantile-Media Real Estate**

Dennis Slostad presented application along with the tenants, Christine Sharbaugh and Barry Staats. Property will be used for Sporting Gentlemen retail sale space with a small office, storage and a changing area. Three parking spaces are allocated for this retail space. There is wheel chair access into the store. Code Enforcement Officer Jeffery discussed the need to build one-hour partition around 201 square feet. Additionally, the sidewalk in front of the building has sunken. All curbs and sidewalks in front of the building must be replaced to the satisfaction of the Borough Engineer. Dumpsters are currently sitting outside the enclosure. Engineer Walton identified cooling systems are in existing enclosure. He suggested enlarging enclosure and upgrading to a first class enclosure. Mr. Slostad explained the original enclosure wall was brick. They will expand the area and will build a brick enclosure to accommodate all the additional trash. Engineer Walton also suggested some type of storm water management plan be developed by Mr. Slostad within a reasonable timeframe

that was economical suited for the building. The plan would be submitted to Code Enforcement Officer Jeffery. Peter Williamson made motion that application for change of use be approved with the following conditions: sidewalk entrance to the front door be repaired; the square footage in the building be split appropriately to conform to code; the dumpster area be expanded and rebuilt to the original design; the applicant will work with the Borough Engineer to implement reasonable storm water management improvements to the property. Motion seconded by Chris Pavlou. Motion carried unanimously.

**Adjournment**

Rob Yosua made a motion to adjourn the meeting at 9:10 P.M.; seconded by Chris Pavlou. Motion carried unanimously.

Respectfully Submitted  
December 29, 2005  
Mary Jane Boyland  
Administrative Assistant