

AGENDA

Smart Growth

Date: Wednesday, March 9, 2022 @ 6:30 PM

Committee Members: Brian McGinnis (Chair)-3rd Ward
Lisa Dorsey-7th Ward
Patrick McCoy-1st Ward

Department Head: Kevin Gore, Director of Building and Housing

Borough Manager: Sean Metrick

Attachment Information:

Visit www.west-chester.com for easy access to all attachments. Please see the table on the front page to view all Committee agendas and attachments.

1. Call to order
2. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda.
3. Discussion items
 - a. February 2022 Building and Housing monthly report. (attachment)
 - b. Presentation West Chester Planning Commission – Accessory dwelling units (attachment)
 - c. Discuss Tree Commission’s linear park concept plan- 400-430 E. Gay Street (attachment)
4. Action items
 - a. Approve preliminary land development application 250 E. Market Street (attachment)
 - b. Approve land development application 601 & 605 Price Street (attachment)
 - c. Approve dining platform proposal by Limoncello Restaurant 9 North Walnut St to add second dining platform at 5 N. Walnut St. (attachment)
 - d. Approve reprieve of Borough’s busking laws for Fête de la Musique Event on Tuesday, June 21, 2022. (attachment)
 - e. Recommendation for Solicitor to attend Zoning Hearing (attachment)
 1. 118 S. Walnut St; Jonathan Deitch - Applicant seeks relief from Section 112-802.I(4). to allow a deck to be closer than 3ft to the side lot line.
 - f. Approve February 2022 HARB submissions recommendations (attachment)
 1. 2021-02: 40 E. Gay St-Opa Tavern - Proposed work: Continued discussion of canopy. *Recommendation: Approved with the following conditions: The flashing at the edge of the sheet metal standing seam roof will be limited to 1.5” vertically.*
 2. 2022-03 336 W. Union St.- Proposed work: Renovate carriage house. *Recommendation: Approved with the following conditions: The recommendation for approval is limited to repointing of the brick facades, structural repairs at the interior, and replacement of the roof with a standing seam metal roof. The applicant will return to the HARB with further details on the fenestration improvements planned.*

This meeting is being audio recorded for the public record.

3. 2022-04 17 W. Gay St. - Proposed work: Sign. Recommendation: *Approved with the following conditions: The recommendation for approval is limited to repointing of the brick facades, structural repairs at the interior, and replacement of the roof with a standing seam metal roof. The applicant will return to the HARB with further details on the fenestration improvements planned.*
4. 2022-05 133 N. Church St. - Proposed work: Barber pole & directory sign. Recommendation: *The applicant proposes a multi-tenant sign to be installed on the stucco pier at the corner of the building facing Church Street, and a traditional barber pole on the brick façade around the corner facing Chestnut Street. The sign will be 24" wide, which will allow for approximately 3.5" of stucco on either side of the sign that is to be centered on the stucco pier. The barber pole will be installed at a similar height*
5. 2022-06: 39 S. Church St - Proposed work: Siding (change from HARB #2022-01) Recommendation: *Approved as presented with the following conditions: that the James Hardis horizontal plank siding be SMOOTH rather than textured with a 5" exposure.*

g. Approve February 2021 Smart Growth minutes (attachment)

5. Adjourn