

AGENDA-Revision #1-08/10/2021

Smart Growth

Date: Wednesday, August 11, 2021 @ 6:00 PM

Committee Members: Donald Braceland (Chair)
William Scott
Michael Stefano

Department Head: Kevin Gore, Director of Building and Housing

Borough Manager: Michael A. Perrone

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.
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1. Call to Order
2. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda
3. Approve 611 E. Nields Preliminary Land Development-Wyeth Property (**attachments**)
4. Approve the July 2021 HARB Certificate of Appropriateness (**attachments**)
 - a. 2021-24: 124 W. Market Street. – Oz Bridal, Bridal Attire Clothing.
Proposed work: Proposal new hanging sign on proposed new bracket on the front façade of the building.
Recommendation from HARB: *Approved with the following conditions: That the bracket used to hang the sign be black in lieu of stainless-steel finish.*
 - b. 2021-25: 26 S. High Street. - Chester County Legal Building, DbA MacElree Harvey
Proposed work: Proposed repointing of brick on front façade of building; also proposed replacing the trim of the wood bay which unites the 2nd and 3rd floor windows; also proposed replacing existing windows on second and third floors of front façade with new wood windows.
Recommendation from HARB: *Approved with the following conditions: That the material used to replace the wood facing and trim at the bay be composite, pvc or poly-ash, field painted and milled to match all of the existing dimensions and profiles, and that the windows match the style and dimensions of the existing, but may be fixed in place rather than operable; painting of the brick face should be limited to the existing painted finishes on the ground level (no UNpainted brick will be painted).*
 - c. 2021-26: 17 W. Miner Street. -Chester Chester County Legal Building, DbA MacElree Harvey
Proposed work: Proposed replacement of the metal roofing on the existing awning or pent roof; also proposed repairing the wood of the existing gable eave; also proposed installation of new lights in soffit of ex. pent roof; also proposed repointing the brick of the front façade; also proposed repair of stucco soffit or ceiling of pent roof; also proposed replacement of ex. vinyl windows with new wood window on front façade of building. **Recommendation from HARB:** *Approved with the following conditions: That the soffit of the eave will be finished with beaded board (composite) in lieu of stucco; the triangular ends of the pent will be finished with vertical board in lieu of stucco; the new gutter at the pent roof will be half-round aluminum in lieu of the existing K-gutter; the attic level louvers will be removed and replaced with new aluminum louvers that fit the size of the existing frame openings; brick repointing will match original mortar; and existing shutters at the first floor windows may be removed at the applicant's option.*

This meeting is being audio recorded for the public record.

5. Review Building & Housing Monthly Report (**attachment**)
6. Recommend date for public hearing of the Zoning Ordinance Update and the Planned University Campus Ordinance. (**attachment**)
7. Approve July 2021 Smart Growth Minutes (**attachment**)
8. Other Business
9. Adjourn