

AGENDA

Smart Growth

Date: Wednesday, November 10, 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

<u>Attachment Information:</u>
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. Discuss Amendment to Artillery Brewery Agreement (*attachment*)
4. Discuss Request from BID to Extend Outdoor Dining on Sidewalks Through March
5. Discuss Request from John O'Brien and Carlino's to Allow for a Temporary Tent on Sidewalk in Front of Carlino's from November 21, 2021 to November 26, 2021. (*attachment*)
6. Review September Building and Housing Monthly Report. (*attachment*)
7. Discuss Amendment to Zukin Hotel Settlement Agreement- Reduction of Building Height by One Story (*Attachments*)
8. Review October 2021 HARB submissions. (*attachments*)
 - a. 2021-34: 13 W. Miner St-Rubin & Badame Law Office
Proposed work: New signs on the front façade of the building.

Recommendation: A certificate of appropriateness for a front façade sign with the alteration that be reduced from the 24" to the 22" as noted in the meeting.

This meeting is being audio recorded for the public record.

b. 2021-35: 14 W. Chestnut St-Chester County Asset Management
Proposed work: New hanging sign from front façade of the building.

Recommendation: A certificate of appropriateness with the condition that half of the chain links be removed so that the distance between the beam and the sign be reduced by half.

c. 2021-36: 133 N. Church St-Miguel Nieves
Proposed work: New hanging sign from side façade of the building and new exterior paint color.

Recommendation: A certificate of appropriateness for application as presented with the condition that the wall mounted sign be not a box mounted sign as proposed but a flat sign no deeper than 1.5", with a maximum of 36" tall and 8' wide; and that gooseneck lighting similar in character to those found elsewhere in the HARB District would be appropriate but that there be no exposed conduit and that the fasteners be installed into the mortar joints and that there be 3 total lights spaced appropriately above the sign.

d. 2021-37: 21 S. High Street-Charlot Barker
Proposed work: New front hanging sign.

Recommendation: A certificate of appropriateness for application as presented with the condition that the field of the sign be not stark white.

9. Approve October 2021 Smart Growth Minutes (*attachment*)
10. Other Business
11. Adjourn