

## AGENDA

### Smart Growth Committee

March 9<sup>th</sup>, 2016 – 7:30 pm

Committee Members: Diane LeBold (Chair), Bill Scott, Brian Abbott  
Department Head: **Mike Perrone**

1. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda.
2. Discuss Banner Program for Downtown West Chester
3. Discuss Certificates of Appropriateness:
  - a. 200 W. Gay Street - DePrisco  
Replace existing awning on front façade, replace 3 awnings on side façade, new awnings will be solid black in color and will not contain any text.  
**Approved as Presented**
  - b. 102-04 W. Market Street - Manito  
Replace windows on 2<sup>nd</sup> and 3<sup>rd</sup> floor of market St. building façade. New wood windows will be one over one with transoms. Applicant intends to fit new window within the existing window frame.  
**Approve as presented**
  - c. 31 W. Gay Street – Couch Tomato  
Install sign on rear façade for curbside pick-up  
**Approve as presented**
  - d. 15 W. Barnard Street - McHugh  
Replace existing front door  
**Approve as presented with clarification that the replacement door be solid wood and six panel in design to match existing door with or without glass.**
  - e. 117 W. Gay Street – Rimon's Coffee  
Replace existing hanging sign  
**Approve as presented**
  - f. 10 N. Church Street – DNB Bank  
Proposing 2 acrylic pinmounted letter sets with different language to differentiate the two separate entrances  
**Approve with following conditions: DNB First text will remain 12" in font size, but the Wealth Management and Personal and Business Banking text be reduced to a maximum of 9" font and the "and" be changed to ampersand and the Market Street sign be centered over the white portion of the first floor façade, Church Street sign be as presented, centered on the full length of the frieze**

- g. 27 N. High Street – Lorenzo  
3 security monitoring cameras.  
Approved with following conditions: 3<sup>rd</sup> floor camera on Gay Street façade be painted to match the cornice, existing camera on High Street façade be approved as is and 3<sup>rd</sup> camera on the corner be removed and a new surveillance camera be installed in the soffit over the door.
- h. 130 N. Church Street – Cook’s Barber Shop  
Replace existing leaking roof with shingles  
Approved as presented
- i. 107 N. Church Street – Massage Zen Spa  
Install double-sided hanging sign on front façade  
Approved with following conditions: modification that hanging sign read “Massage” instead of “massages” and the background be painted off-white with 1/2” black border and mounted at least 8’ up from sidewalk.

4. Discuss February minutes

## Proposed Banner Program for Downtown West Chester

February 3, 2015 | [Malcolm Johnstone](#)

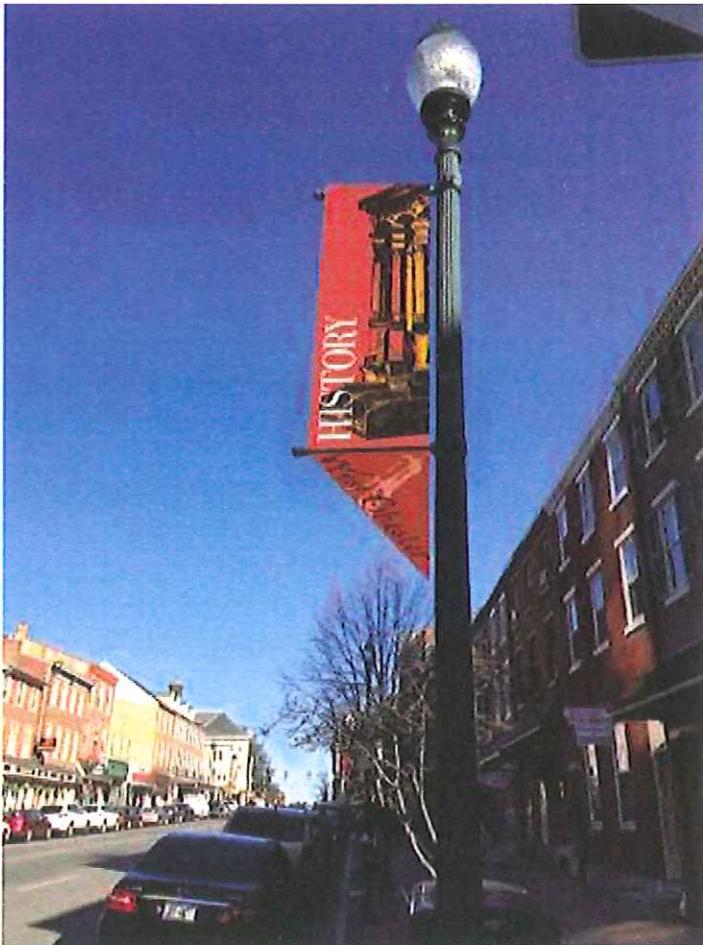
The West Chester Business Improvement District is proposing to create a sustainable banner program for the downtown that would be applied in an ongoing fashion replacing a portion of aging banners each year.

Banners generally have a life of just five years so annual replacement of 20-percent of the banner stock would keep the look of the banners fresh.

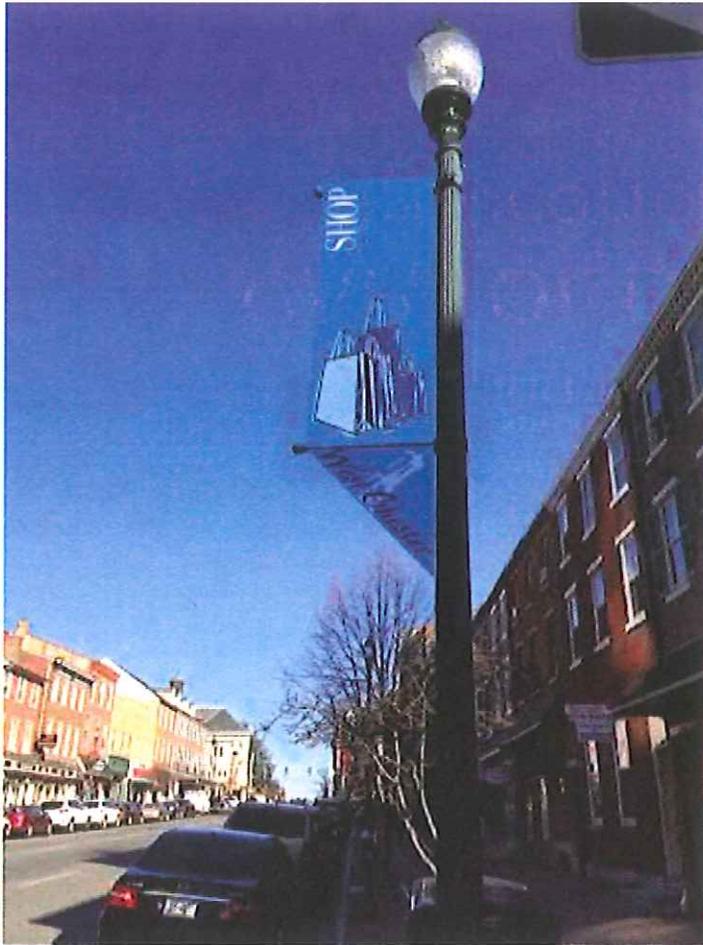
Initially, four separately designed banner sets (40-60 in the first round) would need to be installed incrementally to create the cycle of replacements.

Below are the four banner designs that have been agreed on by the BID which plans to seek approval from the Borough for the first round.

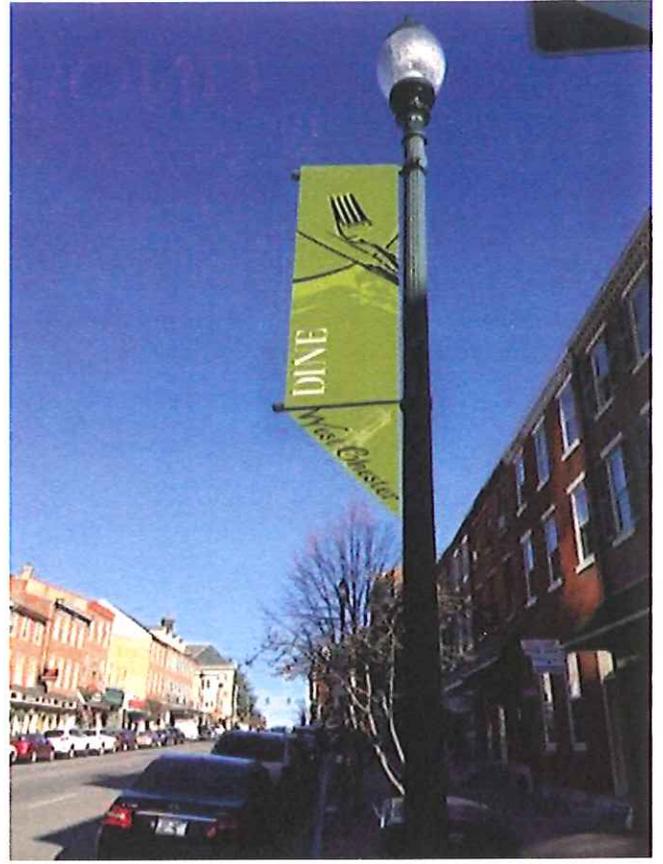
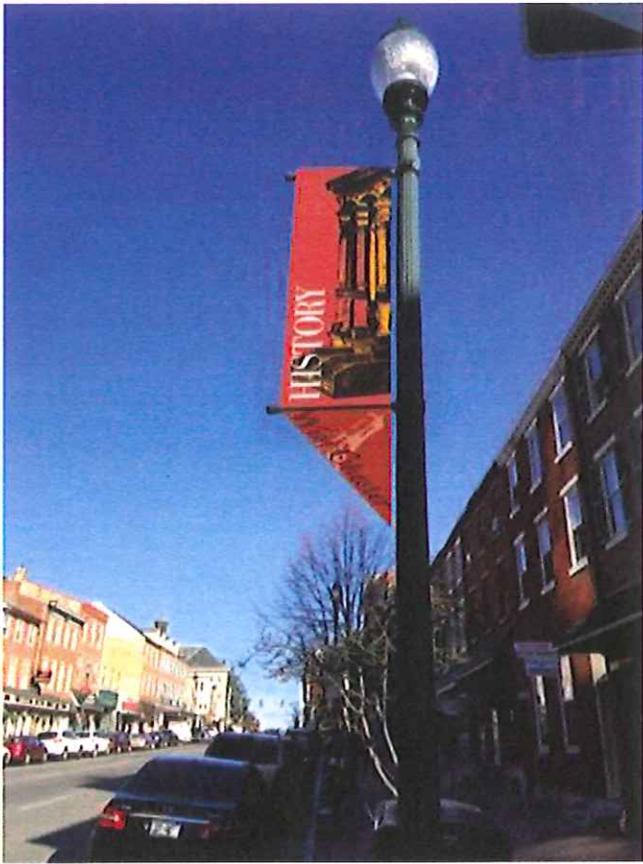
Graphic design by Steve Pinkston. Renderings provided for context only. See [PDF](#).











# Minutes

## Smart Growth Committee

February 10<sup>th</sup>, 2016 – 7:30 pm

Committee Members: Diane LeBold (Chair), Bill Scott, Brian Abbott

Department Head: **Mike Perrone**

1. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda.

**None**

2. Discuss Reverse Subdivision – The Barclay - 501 N. Church Street (4 lots)

**The Committee recommended to Borough Council the approval of the four lot reverse subdivision.**

3. Discuss recommendation for retaining a professional traffic consultant

**The Committee recommended to Borough Council to approve appointing Traffic Planning and Design, Inc. as the Borough's professional traffic consultant.**

4. Discuss zoning violation flow chart

**No action taken. However, Mike Perrone to make minor change and post on website.**

5. Discuss proposed changes to zoning code – Mixed Use District

**Tabled to the March Smart Growth Committee meeting. Mike Perrone to continue to work on draft ordinance.**

6. Discuss Dedication of Public Improvements for Paxon Park

**The Committee recommended that Borough Council accept the dedication of public improvements at Paxson Park (Dean St).**

7. Discuss creating a new committee; "Historical Commission"

**Tabled to the March Smart Growth Committee meeting. Ask the Chester County Historian (Karen Marshall) to attend the March meeting.**

8. Discuss Certificates of Appropriateness:

- a. 17 W. Gay Street  
Replace 2 building mounted signs  
Approved as presented
- b. 112 S. High Street  
Replace building mounted and hanging sign  
Approved with conditions: background color of signs be off-white and not stark-white and wall mounted sign be approved but the applicant is encouraged to restore the existing wood frame and fit a sign within
- c. 20-22 N. Church Street  
Install a door with 2 window panels with decorative rectangle wood panel underneath  
Approve with conditions: as amended by the meeting submitted sketch
- d. 28 W. Prescott Alley  
Install 2 heating and AC units.  
Approve with conditions: color will be painted to match the existing stucco wall and no conduit or associated wiring be visible.

**The Committee recommended to Borough Council to issue Certificates of Appropriateness for items a, b, c and d.**

9. Discuss December minutes

**The Committee made a 3-0 motion to approve the December 2015 minutes**