

**AGENDA**

**Revised April 10, 2023**

**Smart Growth**

Date: Wednesday, April 12, 2023 @ 6:00 PM

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

**Department Head: Kevin Gore, Director of Building and Housing**

**Borough Manager: Sean Metrick**

**Attachment Information:**

Visit [www.west-chester.com](http://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. Consider Solicitor attendance for Zoning Appeal #1001 of 127 E. Nields St. Applicant seeks relief from Sec 112-602. D to allow for off-street parking and 97-27.1.C, which requires the edge of any driveway opening onto a street to be at least 40 feet from the nearest end of the paving radius at a street intersection. (*attachment*)
  - b. Consider Solicitor attendance for Zoning Appeal #1002 of 111 S. Poplar St. Applicant seeks relief from Section 112-304.A, to allow for use of the residential parcel for agricultural use, as the principal use, on a vacant lot.
  - c. Discuss Hop Fidelity LLC retail alcohol agreement.
  - d. Discuss PennDot Highway Occupancy Permit requirements related to new dining platform applications.
4. Action items
  - a. Approve March 2023 Smart Growth minutes (*attachment*)
  - b. Approve March 2023 HARB submissions recommendations (*attachment*)

**1. 2023-04: 5 N. Walnut St-Limoncello/ Lee Smith**  
***Proposed work: Revised awing and sign***

***Recommendation:*** Application 2023-04 with the following alterations;  
*that the backband be at least 3/4" x 3/4" and that the glass of the transom be housed within a wood sash set in frame at the same plane as the door and that the proposed window bay have a roof cap of copper, and that both proposed wall mounted light fixture as shown in the proposal are appropriate, and that the light fixtures be installed flanking the section of brick on either side of the central bay with no visual conduit, and that the wall mounted sign bracket be installed with no visual electrical conduit.*

This meeting is being audio recorded for the public record.

**2. 2023-08: 17 E. Market St-City of London Investment Management Co.  
Proposed work: Sign**

**Recommendation:** *The Board recommends a Certificate of Appropriateness for Application 2023-08 as submitted.*

**3. 2023-10: 125 N. High St-Bobble and Lace/Hunter Gordon  
Proposed work: Sign**

**Recommendation:** *The Board recommends a Certificate of Appropriateness for application 2023-10 as submitted with the clarification that the hanging sign bracket be a typical scroll bracket similar to the bracket approved for Limoncello's application 2023-04.*

5. Other business

6. Adjourn