

AGENDA

Smart Growth

Date: Wednesday, June 14, 2023 @ 6:00 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. Consider Solicitor attendance for Zoning Appeal #1004 of 650 N. Franklin St. Applicant seeks relief from Sec 112-306.B to permit additional building coverage allowing for residential improvements (*attachment*)
 - b. Consider Solicitor attendance for Zoning Appeal #1005 of 324 W. Miner St. Applicant seeks relief from Sec 112-602. D and Sec 97.27.1.C to permit allow for the construction of retaining wall and parking area (*attachment*)
 - c. Discuss amending the Zoning Code to allow community gardens in residential zoning districts
 - d. Discuss proposed Inclusionary Housing Ordinance by Attainable Housing Task Force (*attachment*)
 - e. Discuss setting Public Hearing for adoption of Accessory Dwelling Unit Ordinance (*attachment*)
4. Action items
 - a. Approve 7-11 N. Church St Reverse Subdivision (*attachment*)
 - b. Approve 732-734 S. Matlack St Final Land Development (*attachment*)
 - c. Schedule a Public Hearing Date and adopt an Ordinance to vacate a portion of Prescott Alley, from Parcel #1-8-230.1 east to North Darlington Street (*attachment*)
 - d. Approve May 2023 HARB submissions recommendations (*attachment*)
 - 1. 2023-11: 27 S. Church St/Megill Homes**
Proposed work: To replace the picture window and repair stucco at the facade.

Recommendation: *Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2023-11 as submitted with the condition that the replacement window be made of wood and have a wood exterior, with simulated divided lights to match the width of the existing muntins, and that stucco repairs be made in kind.*

2. 2023-16: 22 N. Darlington St/Justin Campbell-Little Rose's Donuts
Proposed work: Install a sign on an existing bracket.

Recommendation: *Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2023-16 as presented with the condition that the field of the sign be an off white similar to the color planned for the architectural woodwork.*

3. 2023-17: 107 N. Church St/Peter J. Giuffre-The Green House
Proposed work: To install a building mounted sign on the front facade.

Recommendation: *Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2023-17 as presented.*

- e. Approve May 2023 Smart Growth minutes (*attachment*)
- 5. Other business
- 6. Adjourn