

AGENDA

Smart Growth

Date: Wednesday, July 14, 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.

1. Call to Order
2. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda
3. Discuss Zoning Hearing Application (**attachments**)
 - a. ZHB #985 – 15-17 S. Poplar St.- DeBaptiste Family Limited Partnership
Applicant seeks a variances from Section 112-96.L(1) to allow the construction of a single-family dwelling without combining adjacent parcels to provide for the minimum lot area, Section 112-21.A to allow for a reduction in the minimum rear yard setback, and Section 112-88.I to allow for building projections into the required yards. The applicant also seeks a Special Exception from Section 112-96.L(2) related to nonconforming lots containing no buildings.
4. Approve the Reverse Subdivision for 110-112 South Matlack. (**attachments**)
5. Approve the June 2021 HARB Certificate of Appropriateness (**attachments**)
 - a. 2021-22: 1 North Church St. – Kilwins Chocolates, Fudge & Ice Cream
Proposed work: Installation of signage, painting of exterior, and installation of a louver vent above window.
Recommendation from HARB: Approved with the following conditions: That the proposed grill be sized to fit the entire pane of glass, so that the glass can be removed now and potentially replaced in the future with no structural change to the window sash.
 - b. 2021-23: 111 North High Street – Greentree Building
Proposed work: Repair balconies- Powerwash, concrete repairs, and paint balcony ceilings. Parapet Repairs- Tuck pointing as needed, install stucco on inside of parapet, and repair capstone.
Recommendation from HARB: Approved as presented
6. Approve June 2021 Smart Growth Minutes (**attachment**)
7. Discuss Disbanding the Railroad Restoration Committee and Discuss Bus Service within the Borough
8. Building and Housing Preliminary Budget Presentation (**attachment**)

This meeting is being audio recorded for the public record.

9. Other Business

10. Adjourn