

AGENDA

Smart Growth

Date: Wednesday, September 8, 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 Board Application (attachments)
 - a. ZHB #986 - 501 Hannum Ave, LLC
Applicant seeks relief from Section 112-37(4) to allow for an increase to the maximum permitted front yard setback and Section 112-74.A to allow for a reduction of the required number of parking spaces.
4. Approve the Reversed Subdivision Plan 243-245 East Chestnut St. (*attachment*)
5. Review August Building and Housing Monthly Report. (*attachment*)
6. Review August 2021 HARB submissions. (*attachments*)
 - a. 2021-27: 1 & 5 North High Street –BB&T-Truist Bank/Diane Quigley
Proposed work: Proposal new sign on the front façade and side of the building/
Recommendation from HARB: *Approved with the following conditions: That the Market façade signage dimensions be reduced and limited to 18” vertical dimension of the bank LOGO, with the letters reduced proportionally; the fasteners for the individual letters be reduced to ¼” and set in mortar joints; and the existing buckling panel portico be removed, frieze panel repaired as required and the letters be mounted directly to the repaired frieze panel.*
 - b. 2021-28: 29 South Church Street –Vida Beale Consignment/Kirsten Gross
Proposed work: Proposal new hanging sign from existing hardware on the front façade of the building.
Recommendation from HARB: *Approved as presented with the inclusion of newly presented metal clamps connecting the sign to the chain link assembly.*
 - c. 2021-29: 21 South High Street –Ginko Properties/Charlot Barker
Proposed work: Proposal to replace aluminum framed single paned windows to triple paned windows.
Recommendation from HARB: *Approved with the following conditions: That the gutters and downspouts be replace in kind relative to form and material (dimension may be increased); replacement windows at the third floor will be wood windows; replacement of deteriorated trim and any additional trim detailing of the façade was removed from the application and may be considered at a later date*

This meeting is being audio recorded for the public record.

7. Approve August 2021 Smart Growth Minutes (*attachment*)
8. Other Business
9. Adjourn