

AGENDA

Smart Growth

Date: Wednesday, September 13, 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. Building and Housing 2024 Preliminary Budget Presentation (*attachment*)
4. Action items
 - a. Approve Land Development application for 330 W. Market St. (*attachment*)
 - b. Consider October 18, 2023 to hold public hearing to amend Chapter 112 to add a new use for Community Gardens (*attachment*)
 - c. Approve advertisement for FEMA, Conditional Letter of Map Revision (CLOMR) related to 205 Carter Drive, West Goshen Township (*attachment*)
 - d. Approve August 2023 HARB submissions recommendations (*attachment*)

1. 2023-23: 220 W. Gay St/Hazley Builders

Proposed work: Addition-Continued

Recommendation: Approved the final design as submitted for Application 2023-23 with the following conditions;

1. The second and third floor shutters will be louvered-type (louvers may be fixed).
2. A sample panel of the proposed brick material will be erected on site for final color and finish approval prior to construction.
3. The rear glass curtain wall, horizontal floor and roof structural beams shall be clad in metal to match the curtain wall material, instead of the proposed Azek material.
4. The rear side porch shall be completely reconstructed below the existing roof as discussed at the August meeting including: full height entrance doors to eliminate transom, 18-inch high walls flanking the entrance with taller side glass panels, large panels of fixed glass, fixed full glass (no muntins) wood frame window panels in frame openings, arched windows optional.
5. Site work shall be as documented in the preliminary (July) submission.
6. Encourage retention and repair of 8 existing front façade windows planned for replacement.

This meeting is being audio recorded for the public record.

2. 2023-25: 1 S. Church St/Adam Loew

Proposed work: Modifying raised planters and front steps-Continued

***Recommendations:* The Board recommends a Certificate of Appropriateness for Application 2023-25 as submitted.**

3. 2023-27 120 N. Church St/Turks Head Wines

Proposed work: Sign

***Recommendation:* The Board recommends a Certificate of Appropriateness for Application 2023-27 as submitted, with the following conditions;**

1. The hanging sign may be 60W x 40H- inches if approved by the Codes Department.
2. Maximum sign thickness 2-inches.
3. The sign may be mounted on a new tubular horizontal bracket.
4. The sign will not be internally illuminated.
5. Light shall be illuminated by traditional gooseneck spotlights mounted on the tubular support bracket. All conduit and wiring will be concealed from view.
6. At the owner's discretion, the previously approved adjacent coffee shop sign may be installed on a matching horizontal tubular bracket or the existing traditional wrought iron bracket.
7. Multiple unused traditional brackets will be removed from the building exterior.
8. The wall mounted sign is approved as submitted.

4. 2023-28 110 S. High St/Hazley Builders

Proposed work: Deck Replacement

***Recommendation:* The Board recommends a Certificate of Appropriateness for application 2023-28 as submitted.**

5. 2023-30 253 E. Market St/Anita Carrasquillo

Proposed work: Sign

***Recommendation:* The Board recommends a Certificate of Appropriateness for Application 2023-30 as submitted, with the following condition:**

1. The color of the sign text shall be revised to an off-white color, instead of the bright white illustrated on the submission.

e. Approve August 2023 Smart Growth minutes (*attachment*)

5. Other business

6. Adjourn