

*This meeting is being audio recorded for public record*

**A G E N D A**  
**Borough Council Meeting**  
**September 20, 2023 @ 6:30 PM**

Michael Stefano, President	Member, 4 <sup>th</sup> Ward	Term Expires: 12/31/23
Lisa Dorsey, Vice President	Member, 7 <sup>th</sup> Ward	Term Expires: 12/31/25
Patrick McCoy	Member, 1 <sup>st</sup> Ward	Term Expires: 12/31/25
Nick Allen	Member, 2 <sup>nd</sup> Ward	Term Expires: 12/31/23
Brian McGinnis	Member, 3 <sup>rd</sup> Ward	Term Expires: 12/31/25
Sheila Vaccaro	Member, 5 <sup>th</sup> Ward	Term Expires: 12/31/25
Bernie Flynn	Member, 6 <sup>th</sup> Ward	Term Expires: 12/31/23

**Mayor:** Lillian L. DeBaptiste

**Borough Manager:** Sean Metrick

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**Borough Council Meeting:**

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Comments, suggestions, petitions by residents in attendance regarding items that are not on the agenda
- 4) Comments by the Borough Council and Mayor
- 5) Discussion – Short Term Rentals
- 6) **Discussion Agenda:**
  - A) Appointment of alternates to the Civil Service Commission
  - B) Adopt a Resolution to approve preliminary Land Development application for 330 W. Market St. (*attachment*)
- 7) **Consent Agenda:**
  - A) Approve the request from the BID to allow free street-level meter parking during Small Business Weekend, November 24th and November 25<sup>th</sup> (*attachment*)
  - B) Approve the sale of the following items: Police SUV, Ford Taurus, sign board, sweeper and toolboxes
  - C) Approve the request from the Domestic Violence Center of Chester County to decorate the downtown area of the Borough with purple ribbons during the month of October, 2023 (*attachment*)

- D) Approve submitting Price Street traffic calming application to PennDOT (*attachment*)
- E) Schedule a public hearing to amend Chapter 112 to add a new use for Community Gardens - October 18, 2023 (*attachment*)
- F) Approve advertisement for FEMA, Conditional Letter of Map Revision (CLOMR) related to 205 Carter Drive, West Goshen Township (*attachment*)
- G) Approve August 2023 HARB Certificates of Appropriateness (*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.

**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.

- H) Approve Resolution to amend Chapter 99 of the West Chester Borough Code, to provide a property tax credit for certain eligible qualified firefighting and EMS volunteers (*attachment*)
  - I) Approve lease amendment with Stoked Life LLC (dba. Playa-Bowls), 22 South High Street, High Street Garage (*attachment*)
  - J) Approve the calculation of the Minimum Municipal Obligations of the Nonuniform and Uniform pension plans (*attachment*)
  - K) Approve Resolution for PennDOT TASA grant application for \$1,158,257 for Gay Street Pedestrian Infrastructure (*attachment*)
  - L) Purchasing Approvals (*attachments*):
    - i. Approve payment to All Event Party Rentals
    - ii. Approve payment to Edwin Elliott & Co
    - iii. Approve payment to USALCO
    - iv. Approve payment to Axon Enterprise
- 8) Other Business:
- a) Approve the August 15 and 16, 2023 Borough Council Meeting Minutes
  - b) Announce the purpose of the September 20, 2023 Executive Session

*Adjournment*

