

AGENDA

Smart Growth

Date: **October 9, 2019 @ 7:30 pm – Council Chambers**

Committee Members: Michael Galey, Esquire (Chair)
William Scott, Esquire
Don Braceland

Department Head: Kevin Gore

Borough Manager: Michael A. Perrone, CBO

Attachment Information:

Visit www.west-chester.com to access the attachments.
There is a table on the front page with easy access to this month's documents.

1. Call to Order
2. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda
3. CLG Grant Program Application Special Meeting (***attachments***)
4. Discuss Zoning Hearing Applications (***attachments***)
 - a. ZHB #966 – 300 East Evans Street – Sharples Works – Reinhold Residential / Amy McCall
Applicant seeks variance relief from Signage Ordinance §112-83A (10) and §112-82, G (1).
 - i. Applicant seeks relief for internal illumination of site / property identification signs are two entry points;
 - ii. From the 2 sq. ft. requirement to allow 3 sq. ft. to identify the Leasing Offices of the facility;
 - iii. From the 2 sq. ft. requirement to allow 3.1 sq. ft. to provide direction to the Leasing Offices and Visitor parking and to illuminate one of two signs internally;
 - iv. From the 2 sq. ft. requirement to allow 7 sq. ft. to provide identification of the Parking Garage Entrance Identification and Naming. 3 locations.
 - b. ZHB #967 – 217 West Lafayette Street – Michael & Mary Kay O'Rourke
Applicant seeks the following variances from the requirements of §112-21A to subdivide the Property into three (3) lots, construct two (2) semi-detached dwelling units that will front Lafayette Street and renovate the existing structure to be located on Lot 3 of the Property.
 - i. Applicant seeks a variance from the 2,500 sq. ft. minimum lot size for Lot 3 of the Property;
 - ii. A variance from the 10-foot minimum side yard for all three (3) lots at the Property;
 - iii. A variance from the 45% maximum building coverage for Lot 3 at the Property; and
 - iv. A variance from the 70% maximum impervious surface for all three (3) lots.
 - c. ZHB #968 – 720 South New Street – Calvary Evangelical Lutheran Church
Applicant seeks a special exception pursuant to §112-12.C(4) to permit the Property and the proposed pavilion thereon to be used for a religious use.
5. Discuss Regulations for Enforcement of Bamboo (***attachment***)
6. Review Amendments to SALDO Ordinance (***attachments***)
7. Discuss September 2019 HARB Applications (***attachments***)

This meeting is being audio recorded for the public record.

- a. 2019-39: 116 East Gay St – Greg Radford / Avalon – Create new entryway for second restaurant to include transom surround and building mounted pin letters.
 - b. 2019-41: 17 North Church St – 44 West Gay LLC / Adam Loew – Install blade sign on Gay St façade with new illumination and install building mounted sign between second and third floors on setback Gay St facing façade with no new illumination.
8. Approve September Smart Growth Minutes (***attachment***)
 9. Other Business
 10. Adjourn