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A G E N D A

Borough Council Worksession Meeting

401 East Gay Street

West Chester, PA 19380

November 16, 2021 @ 7:00 PM

Borough Council Members:

Michael Galey, Esquire	President, 3 rd Ward	Term Expires: 12/31/21
Donald Braceland, Vice President	Vice President, 5 th Ward	Term Expires: 12/31/21
William J. Scott, Esquire	Member, 1 st Ward	Term Expires: 12/31/21
Nick Allen	Member, 2 nd Ward	Term Expires: 12/31/23
Michael Stefano	Member, 4 th Ward	Term Expires: 12/31/23
Bernie Flynn	Member, 6 th Ward	Term Expires: 12/31/23
Lisa Dorsey	Member, 7 th Ward	Term Expires: 12/31/21

Mayor: Jordan Norley

Borough Manager: Michael A. Perrone, C.B.O.

Public Hearings at 7:00 P.M.

- 1) Chapter 104, titled “Vehicles and Traffic”, Section 104-32

An Ordinance of the Borough of West Chester, Chester County, Pennsylvania, amending the code of the Borough of West Chester, specifically to amend Chapter 104, titled “Vehicles and Traffic”, Section 104-32, titled, “parking prohibited during certain hours” to prohibit parking on the east side of South Brandywine Street from West Union Street to Dean Street on Wednesdays from 8:00 a.m. to 11:00 a.m. and on the west side of South Brandywine street from West Union Street to Dean Street on Thursdays from 8:00am to 11:00 a.m.

- 2) Proposal to permit additional outdoor seating and liquor service at Sedona Taphouse - 44 West Gay Street, Borough of West Chester.

The Council of the Borough of West Chester, Chester County, Pennsylvania, will conduct a public hearing on Tuesday November 16, 2021, at 7:00 p.m. in the Council public meeting room at Borough Hall, 401 East Gay Street, West Chester, Pennsylvania to consider the request of PAD WC LLC, trading as Sedona Taphouse West Chester (“Sedona”), to amend an existing agreement with the Borough regulating the service of liquor on the Sedona premises located at 44 West Gay Street, Borough of West Chester. Sedona requests that the agreement be amended to permit outdoor seating and service of alcoholic beverages at tables and chairs located on the Gay Street sidewalk directly adjoining the Sedona restaurant. The Borough must approve the amendment in order for Sedona to seek an extension of the licensed premises from the Pennsylvania Liquor Control Board.

Borough Council Meeting

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Announce the purpose of the November 16, 2021 and November 17, 2021 Executive Session
- 4) Comments, suggestions, petitions by residents in attendance regarding items that are not on the agenda
- 5) Approve Reappointment of Boards and Commission Members:

Member	Committee	New Expiration
Philip Yocum	Historic Architectural Review Board (HARB)	12/31/2024
James Breen	Historic Architectural Review Board (HARB)	12/31/2024
Jason Birl	Planning Commission	12/31/2022
Allen Burke	Planning Commission	12/31/2025
Thomas Dougherty	Planning Commission	12/31/2023
Mark Mixner	Planning Commission	12/31/2025
Karen Slossburg	Tree Commission	12/31/2023
David Sweet	Zoning Hearing Board	12/31/2026
Michael Chominkski	Zoning Hearing Board	12/31/2022
Matthew Cooper	West Chester Library Board	12/31/2024
Christopher Hazley	West Chester Library Board	12/31/2024
Mary Brooks	West Chester Library Board	12/31/2024
Shannon McDonald	West Chester Library Board	12/31/2024
Chantale Fieldhouse	Recreation Commission	12/31/2024
Jen O'Brien	Recreation Commission	12/31/2024
Ashley Trotter	Recreation Commission	12/31/2024
Brian Forgue	BID Authority Board	12/31/2026
Michael Reese	BID Authority Board	12/31/2026
Brian Forgue	Railroad Restoration Committee	12/31/2024
Connie McEvoy	Sustainability Advisory Committee	12/31/2023
Ashlie Delshad	Sustainability Advisory Committee	12/31/2023

➤ Administration, Communication & Technology

- 6) Discuss amendments to the Home Rule Charter (*Attachment*)

Committee Recommendation 3-0

➤ Public Safety, Events & Quality of Life

- 7) Approve a Resolution to adopt the Chester County Hazard Mitigation Plan (*Attachment*)

Committee Recommendation 3-0

➤ Smart Growth

- 8) Discuss Amendment to Artillery Brewery Agreement (*Attachment*)

Committee Recommendation 2-1

- 9) Approve the request from the BID to extend outdoor dining on sidewalks through March 31, 2022 subject to the following: only to include tables, chairs, and heaters; and, subject to review and approval from the Building & Housing Department. All businesses shall renew their outdoor dining permit by April 1, 2022.

Committee Recommendation 3-0

- 10) Approve the request to allow a temporary tent to be placed on the sidewalk in front of Carlino's at 128 West Market Street, from November 21, 2021 to November 26, 2021 (*Attachment*)

Committee Recommendation 3-0

- 11) Approve the Amendment to the Zukin Hotel Settlement Agreement- Reduction of Building Height by One Story (*Attachments*)

Committee Recommendation 3-0

- 12) Approve the October 2021 HARB October Certificates of Appropriateness (*Attachments*)

a. 2021-34: 13 W. Miner St-Rubin & Badame Law Office
Proposed work: New signs on the front façade of the building.

Recommendation: A certificate of appropriateness for a front façade sign with the alteration that be reduced from the 24" to the 22" as noted in the meeting.

b. 2021-35: 14 W. Chestnut St-Chester County Asset Management
Proposed work: New hanging sign from front façade of the building.

Recommendation: A certificate of appropriateness with the condition that half of the chain links be removed so that the distance between the beam and the sign be reduced by half.

c. 2021-36: 133 N. Church St-Miguel Nieves
Proposed work: New hanging sign from side façade of the building and new exterior paint color.

Recommendation: A certificate of appropriateness for application as presented with the condition that the wall mounted sign be not a box mounted sign as proposed but a flat sign no deeper than 1.5", with a maximum of 36" tall and 8' wide; and that gooseneck lighting similar in character to those found elsewhere in the HARB District would be appropriate but that there be no exposed conduit and that

the fasteners be installed into the mortar joints and that there be 3 total lights spaced appropriately above the sign.

d. 2021-37: 21 S. High Street-Charlot Barker
Proposed work: New front hanging sign.

Recommendation: A certificate of appropriateness for application as presented with the condition that the field of the sign be not stark white.

Committee Recommendation 3-0 to approve the October HARB Certificates of Appropriateness a) b) c) and d)

➤ Finance

13) Approve a Resolution to amend the Borough of West Chester Fee Schedule (*Attachment*)

Committee Recommendation 3-0

14) Approve the Resolution to appoint Mr. Sean Metrick as the Application Agent for Pennsylvania Tropical Storm Ida DR-4618 FEMA relief (*Attachment*)

Committee Recommendation 3-0

15) Approve the dissolution of the Financial Ad Hoc Committee of Borough Council

Committee Recommendation 3-0

16) Authorize the Solicitor to prepare Ordinances for the real estate tax and sewer rate increases

17) Other Business:

a) Approve the October 19 and 20, 2021 Borough Council Meetings Minutes

Adjournment

November 17, 2021 Borough Council Agenda Items

1) Public Hearing @ 7:00 PM

- Adoption of the 2022 Budget

How to Engage in Public Comment During a Borough Council or Committee Meeting

Public Comment is heard at three different points during Borough Council meetings:

- **BEFORE CONSIDERATION OF ITEMS ON THE AGENDA** - The public is permitted to make public comment on any matter not on the agenda. You will have three minutes to make your statement, unless the President or Chair has announced otherwise, so please come prepared.
- **BEFORE ACTION** on a motion or an agenda item. Public Comment at this stage is limited to the item under discussion. As above, please keep your comments to three minutes.
- **AFTER ACTION ON ALL AGENDA ITEMS HAVE BEEN ACTED.** Public Comment is open to any legitimate item of business that can be considered by Council or the Committee. Again, please keep your comments brief.

How to make a comment:

- The President or Chair will announce an opportunity for public comment, either on a specific issue or generally, depending on where we are in the agenda (see above).
- After you are recognized by the President or Chair, come to the microphone, and state your name and address for the record.
- You may then make your comment or ask your question. As noted above, you will have three minutes to make your statement, unless the President or Chair has announced otherwise.