

AGENDA

Revised 12/09/2019

Smart Growth

Date: December 11, 2019 @ 6:00 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. Discuss Zoning Hearing Application (**attachment**)
 - a. ZHB #970 – 20 Linden Street – West Chester University of Pennsylvania of the State System of Higher Education
Applicant proposes the addition of three (3) signs for The RAM Shop and requests a variance from §112-83.A.(9)(a) and §112-83.A.(9)(b).
4. Discuss 235 East Market Street Preliminary/Final Land Development (**attachments**)
5. Discuss Zukin Hotel/Spence Building Land Development Submission (**attachment**)
6. 723 South Bradford Avenue – Authorize Solicitor to obtain a court order to enter property to remove two (2) vehicles and debris and take necessary legal action to facilitate sale of property.
7. Discuss November 2019 HARB Applications (**attachments**)
 - a. 2019-46: 2 North Church St – Sekula Signs / S&T Bank – Replacing two existing building mounted double-faced signs on the corner façades of the building. The signs are 1' x 2'6" aluminum panels and will be affixed with adhesive to pre-existing sign mounts, which are perpendicular to the building. Also proposed; replacing two 3'x 3' single faced signs to be applied to the façade of the building.
 - b. 2019-47: 128 West Market St – Joe Spetzer / Carlino's Market – Replacement of an existing wood deck loading dock, with a concrete loading dock. Overall layout to be only minorly changed.
 - c. 2019-48: 122 South Church St – Stephen Shemonski / Stephen Shemonski General Remodeling – Replacing an existing building mounted sign in the rear of the building. Also, a new sign to hang from a new bracket mounted to the front façade of the building. The bracket in the front projects 24" from the building and will be placed so that the bottom of the hanging sign will be 8'-2" above the sidewalk. Also proposed; replacing the fabric of an existing canopy at the back of the building. Also proposed; replacing the front, side and back windows. Existing window frames will remain. Also proposed; replacing exterior door with insulated steel door.
 - d. 2019-49: 124 East Market St – Emily Parkins / Market Street Flats – A new sign to be mounted to the front façade of the building. There is no existing bracket.

This meeting is being audio recorded for the public record.

Also proposed; a new metal bench with signage in bench-back. Bench to be placed in front of front façade of building and fastened to the masonry sidewalk.

8. Approve November Smart Growth Minutes (***attachment***)
9. Discuss Sophisticated Way (510 E Barnard) Assignment Agreement (***attachment***)
10. Other Business
11. Adjourn