

AGENDA

Smart Growth

Date: **November 13, 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 (**attachments**)
 - a. ZHB #969 – 516 South Walnut Street – Kevin Alekna and Kristan Henderson
Appellants are appealing the decision of Code Official that the property is not a permitted student home.
Alternative I: Appellants seek a determination of a non-conforming use.
Alternative II: Appellants request a variance from Section 112-70 to permit Appellant Kevin Alekna to reside at the property with classmates/tenants and utilize the property as a student home.
Alternative III: Appellants request a validity variance from Section 112-19 because the inherent prohibition against students renting or otherwise occupying dwellings in the Borough generally, and the NC-2 District relevant to the Property specifically, is invalid in effect as restrictive to the point of confiscation.
4. PAC Application 2019-2: Endorsement of the CCHS's Banner Project (**attachments**)
5. Discuss October 2019 HARB Applications (**attachments**)
 - a. 2019-42: 30 South High St – Morgan Harris / Meatball U – Install two new signs on the front façade of the building. One sign will replace an existing roof mounted sign, and the other will be fastened to an existing wall mounted frame. New sign to be 24'x20'.
 - b. 2019-43: 128 West Gay St – Jane Jennings / Thistle Be Perfect – Install new sign on the front façade of the building. New metal bracket extending 40" from face of building between second story windows. 36" round sign to hang perpendicular to building.
 - c. 2019-44: 27 South Church St – Courtney Clements / Avertest – Install new sign on the front façade of the building. Fastened to existing cast iron bracket. 15" x 30" rectangular sign.
 - d. 2019-45: 3 West Gay St – Brad Karmen / Iron Hill Brewery – Replace existing doors and windows of front façade of the building and two new signs. Existing fixed windows to be replaced with operable doors. Existing opening will not change and the materials of the new doors to match existing. Install 2 new signs one on the front façade and one on the side of the building. Replacing existing sign on front façade and fastening new blade sign at corner of Gay/High. Blade sign to be lit with new mini LED spotlights. Bottom of new sign to be 12'4" from sidewalk.
6. Sidewalk Planters at 23 North High Street (**attachment**)

This meeting is being audio recorded for the public record.

7. Trash DO'S & DON'TS – Public Education Period
8. Approve September Smart Growth Minutes (***attachment***)
9. Other Business
10. Adjourn