



West Chester Borough Planning Commission

Meeting Minutes Regular Session – February 27, 2018 6:30 pm

Call to Order - 6:30 PM by Chair John Theilacker

Present: J. Theilacker, A. Burke, Z. Barner, C. Patriarca, M. Mixner, S. Moran

Absent: S. Adams

- 1) Citizen Comments of Items not on the Agenda – None
- 2) Approval of Minutes

MOTION to approve January minutes as revised (AB/ZB) – Unanimous

- 3) Old Business
 - a.) SALDO Draft Amendments – Standards & Appendix A

The PC started their review of the SALDO draft amendments and covered §97.A.i through §97.A.13.

The only public comments came from Joanne Smith of 539 North Church Street. She first stated her concern with §97-13.B.6 for failing to provide for a timeframe for the review of sketch plans. She recommended that §97-22 be clarified to prevent continued extensions of subdivision and land development approvals. The ordinance as written gives the Borough has the ability to limit the number of extensions it may grant at this time. Consideration for the development of criteria for use in the granting of extensions may be evaluated further as the process continues.

§97.A.i – No comments were offered by the PC on this section.

§97.A.1 ADA Accessibility – Kevin Gore indicated he had informed TCA of the need to change 97.A.1.4, by replacing ADAAG with ICC/ANSI, particularly A.117.1, which would also require 97.A.1.3 to be modified.

§97.A.2 Alleys – Mt. Theilacker noted existing alleys in his neighborhood were not landscaped, which would have made them even tighter if they were. He further stated most rear yards were landscaped with trees to help shade the alleys and Ms. Moran agreed. But, landscaping of new alleys was seen as important to soften their impact. Mr. Burke stated one of his concerns was with residences in the alleys and how they are utilized for recreation as well and what could be done to enhance safety for each.

The PC agreed the pictures did not seem to depict alleys as much as private drives and that clarification of the alley definition would be needed from TCA. Additional



West Chester Borough Planning Commission

Meeting Minutes

Regular Session – February 27, 2018

6:30 pm

questions included asking why a caliper of “2 to 2 1/2 inches” was selected instead of just 2 inches in 97.A.2.8 and noted a typo in 97.A.3.10 where “sever” should be “severe.”

§97.A.3 Architectural Materials, Form & Composition – There was much discussion on if there are acceptable architectural materials that could be substituted for brick and natural stone. Mr. Mixner noted the use of formed concrete and other composite materials may be appropriate within the context of the existing built environment. Ms. Moran noted the distinct look of the Borough and suggested more definition is needed.

Specific to 97.A.3.10, the PC questioned if three stories is the appropriate number of floors to require for all nonresidential areas throughout the Borough. Might “at least two stories” be more appropriate for nonresidential areas outside of the TC district? Do we encourage false floors if setting the minimum at three?

§97.A.4 Blocks – No comments were offered by the PC on this section.

§97.A.5 Buffer, Buffer Areas, Buffer Planting Strip – Typo in second line of 97.A.5.5, “District” should be “Districts.” The PC wanted to discuss this section further with TCA to understand their thoughts on this.

§97.A.6 Common Open Space – The PC had much discussion of what was appropriate use of open space. Questions included: Can the Borough require play equipment or parklets? How much of the open space area(s) can be consumed by stormwater management facilities? Need to add definition of dwelling, and sub-definitions (single-family detached, single-family attached, etc.) to SALDO that are consistent with definitions in zoning.

§97.A.7 Crosswalks – The PC questioned if there are standard PennDOT references that can be used with these standards. Regarding 97.A.7.7, Mr. Burke reported that our Borough does not have a machine for heat applied crosswalk striping, if needing to replace what exists.

§97.A.8 Curbs – Mr. Gore indicated the need to include in these standards a reference to §95-12 of the Borough Code for the construction specifications for curbs.

§97.A.9 Curb Cuts – No comments were offered by the PC on this section.

§97.A.10 Driveways – In 97.A.10.4, the minimum 60 foot offset between driveway curb cuts seemed very excessive in light of recent residential developments such as



West Chester Borough Planning Commission

Meeting Minutes

Regular Session – February 27, 2018

6:30 pm

Drury and Union Station. A typo was noted in 97.A.10.1 where “Streetscaes” should be “Streetscapes.”

§97.A.11 Fences – The PC discussed the need to emphasize fence material should match architectural building materials where used for screening (discussed screening of mechanical equipment at the Hickman as an example of this need). Need to also address rooftop mechanicals such as that atop the new Justice Center.

§97.A.12 Green Infrastructure – The PC found it difficult to tell when these standards applied, what was their relationship with Borough’s stormwater management requirements. Use of the word “shall” in a number of standards seemed inappropriate and should read “If ___ feature is proposed, then it shall conform to the following...”.

§97.A.13 Landscape Excellence – No comments were offered by the PC on this section.

4) Reports

Mr. Mixner provided the HARB report. He stated that six applications (four for signs, one for window graphics, and one for major façade changes and window graphics) were considered. Five of the applications were approved by HARB, but in several cases with minor changes recommended by HARB. The remaining applicant decided to place the window graphics on the interior (which does not require HARB’s consideration) and will return to the HARB at a future date regarding the façade changes.

Mr. Mixner then gave a brief overview of a presentation made by Pella on aluminum clad windows for the historic district. The HARB was impressed with their appearance that was indistinguishable from a wooden one. Consideration may be given in the future for these windows or other approved materials at a future time.

Mr. Theilacker stated East Bradford will have a meeting on March 27 to discuss the Toll Brothers apartment proposal for the DLN property on Bradford Avenue.

MOTION to adjourn at 8:30 PM (ZB/AB) Unanimous.