



West Chester Borough Planning Commission

Meeting Minutes

Regular Session – September 25, 2018

6:30 pm

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

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

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

MOTION to approve August minutes as presented (MM/SM) – 5-0, Unanimous
AB, SA abstained as they were not present at the August meeting.

- 3) New Business

Mosteller/17 North Church – Final Land Development

JT introduced the application and provided an overview of the final land development process. The applicant, Eli Kahn stated he was seeking final land development approval and then proceeded to note the items addressed since preliminary approval was granted. The specific items he mentioned included: a plan note for lining of stormwater piping, provided plan detail of the bollards (matte black in color, 3' 8" in height), and a detail of the proposed fountain. EK further states the plaza paving plan was being further refined, but that this was outside the scope of the approval being requested from the PC.

Several of the PC members then had questions for EK. CP asked if Council was supportive of the approach to address stormwater infiltration as discussed in the August meeting. EK stated his team feels confident the required infiltration can be achieved, and that Council is supportive of the requested waiver from it if it cannot be achieved after testing can be completed post-demolition. SM asked about the status of the sewer planning module exemption, and KG stated application has been made to PADEP and he considers this to be resolved.

AB asked where parking is proposed for the development. KG stated the applicant is seeking to lease 40-50 spaces from the Borough in Lot 10. SA asked if all requested comments on the application have been received. KG indicated all comments applicable for the PC review have been received but he had not received comments from public works, sustainability, or the tree commission to date. SM next asked about the adequacy of the proposed tree spacing, and KG stated the applicant will be maintaining the trees to allow for the 16' instead of 20' spacing. JT then asked if the proposed fountain design had been reviewed by the Public Arts Commission. EK stated final design of the fountain will be part of on-going zoning reviews as part of the building permit review process and will be tied to the final occupancy permits for the completed structure.



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The Borough Planner Tom Comitta next had several comments for the applicant. He asked if a detail of the proposed building canopies could be provided, inclusive of their color and EK stated they will comply with this request. TC next stated his preference for larger bollards along the perimeter of the plaza to give greater definition to the building wall along the sidewalk. EK stated he was not willing to commit to a different type of bollard during the meeting, but is open to continuing to discuss the bollard design up to the date of the Council hearing. EK stated his desire to seek approval of their selected bollard design from Council. The PC agreed to include support for this on-going dialogue as a general comment in their recommend letter to Council.

With no further questions, the following motion was made by CP, seconded by SA and passed unanimously 7-0:

After review by the Planning Commission, a favorable recommendation for the final land development plan with a latest revision date of September 10, 2018 as prepared by Commonwealth Engineers, Inc. for 44 West (Mosteller 17 North Church Street) proposing the construction of a four-story, approximately 40,000 square foot building and associated plaza subject to the following conditions:

- 1. Full compliance with the outstanding comments identified by the Borough Planner in the TCA Associates review letter with a latest revision date of September 24, 2018.*
- 2. Full compliance with the outstanding comments identified by the Zoning Officer in his review letter dated September 21, 2018.*
- 3. Full compliance with the outstanding comments identified by the Borough Engineer in the Pennoni review letter dated September 21, 2018.*

7 N. Church Street, LLC – Reverse Subdivision & Preliminary/Final Land Development

KG started the conversation by noting the Borough Solicitor and attorney for the applicant are working to resolve the ownership issue of the two properties to be combined. He further stated there were several issues with the zoning table and some incorrect plan notes that will be resolved with the signature set submission.

As the applicant was not in attendance and significant time was available before action was required from the PC, further discussion on the application was tabled and will be revisited at the October meeting.

Subdivision & Land Development Ordinance – Borough Solicitor revisions



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After the PC made a formal recommendation on the SALDO back in the spring, it was forwarded onto the Borough Solicitor for her review and comments. As a result of the comments incorporated into the draft from this review, a recommendation on this latest revision is being requested from the PC. The Borough Planner stated nearly all of the changes made were minor in nature with no substantial changes made since the previous PC recommendation.

Some of the specific issues discussed included: notification of surrounding properties of requests for extensions of approved land developments, accessory dwellings, and ADA requirements. KG requested TC provide the PC with the latest revision of the ordinance for review with all changes highlighted. A formal recommendation will be made on the revised draft at their October meeting.

4) Reports

MM provided a written report of the seven applications reviewed at the August 30 HARB meeting which has been included in full as part of the PC minutes below:

- **40 East Market St (Liz Rivera/The Fence Authority/Rams Head)**

Proposed work: Remove existing chain link fence and replace with wood fence (with a person door) to enclose rear dumpster space.

Discussion/Action: HARB recommended a certificate of appropriateness with the condition that all sides of the fence will be cedar and that the fence will be the same configuration as the existing fence, except larger.

- **235 East Market St (Lee Smith)**

Proposed work: Complete front facade renovation, fourth story building addition, alley facade addition, existing rear building addition demolition and rebuild, rear carriage house building new construction.

Discussion/Action: HARB members had several major concerns, including the significant amount of demolition, the proposed style of the façade, and the potential structural impact on the attached house at 233 East Market Street. At the request of the applicant, the application was tabled.

- **111 North High St (Nathan Greene / Green Tree Building)**

Proposed work: Replace all vinyl windows on all facades. The applicant said that he proposes to replace all existing vinyl windows (which are single-hung and not



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insulated) with vinyl windows that will be double-hung and insulated. He further stated that the appearance will be unchanged.

Discussion/Action: Various Board members were concerned about setting a precedent if they approved vinyl windows; they stated that the windows should be aluminum clad, not vinyl. By a vote of 6 to 1, HARB recommended a certificate of appropriateness for the application, with the conditions that the windows be aluminum clad and that the applicant return to the Board with window details. Several HARB members informed the applicant that it was his prerogative to petition Borough Council for approval of his proposed vinyl windows.

- **113 West Market St (Greg Radford / Sterling Pig)**

Proposed work: Replace existing hanging sign and building-mounted sign on front façade (but without new illumination) and install gooseneck lights on the front facade.

Discussion/Action: HARB recommended a certificate of appropriateness, with the condition that no stark white be used, that the hanging sign meet all zoning requirements, and that the gooseneck lights be above the wall-mounted sign.

- **7 and 9 North Church St (Greg Radford / Alfredo Giannaccari)**

Proposed work: New façade for both 7 and 9 North Church Street, with a single business in both buildings; 9 North Church Street would have folding doors, with a residential door for the apartment above; entry would be at 9 North Church Street because the entry would be flush with the sidewalk.

Discussion/Action: HARB's acting chair pointed out that 9 North Church Street had been approved by the Board on Sept. 26, 2017. The applicant indicated that he would use the plan designed by Lee Smith and previously approved by the Board, which effectively removed 9 North Church Street from the application. The applicant further stated that for 7 North Church Street, the façade renovation would be for the first floor only below the cornice. HARB recommended a certificate of appropriateness for 7 North Church Street as presented and for 9 North Church Street per the Lee Smith design previously approved.

- **233 East Market St (Greg Radford)**

Proposed work: Front facade brick repointing and repair, rear door and window replacements, rear three story building renovation, stucco repair and construction of second story deck.



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Discussion/Action: HARB recommended a certificate of appropriateness for the application as presented, with the stipulation that the front rail be wrought iron and that the recommendation was based on the updated drawings submitted on 8/30/2018.

- **30 North Church St – previously tabled application (Fifty One Group, LLC. / Robert Zoba)**

Proposed work: In response to prior concerns from Board members regarding the number of holes in the façade for the pin-mounted sign, the applicant said that he was only proposing the hanging sign. The sign would be two-sided and the material would be polyester twill. The bracket holding the sign would be fastened to the mortar.

Discussion/Action: HARB recommended a certificate of appropriateness for the application for the hanging sign as presented.

Informal Review of Zukin Hotel:

The applicant presented revisions that had been made per the eight recommendations made by the Board at the July meeting with the applicant. There was general consensus among the Board members that the applicant had addressed the issues previously raised by the Board. However, several Board members were not at the July meeting, and Board members felt that they should not be constrained from providing further recommendations.

Brian Nagle, the attorney for the applicant, said that his client had addressed the eight Board's eight recommendation from July and that the Board should provide a favorable recommendation. Board members believed that they had the responsibility to provide further recommendations to the applicant. Michael Gill, solicitor for the Borough, concurred. HARB provided the following further recommendations:

1. Address the symmetry issues along the Gay Street façade next to the Spence building.
2. The placement of the louvers in the stone façade are out of place, and recommend that the louvers be integrated as part of the panels or otherwise made less obvious.
3. The design for the two entrances appears to be top heavy at the cap and needs to be better integrated into the overall design.
4. The first floor central arched façade on Walnut Street be addressed.

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