

DRAFT MEETING MINUTES

SMART GROWTH COMMITTEE OF BOROUGH COUNCIL

Date: Wednesday, December 10, 2025 @ 6:30 PM

Committee Members: Nicole Scimone, Chair
Lisa Dorsey
Bernie Flynn

Staff: Aaron Flook, Director of Building, Housing & Code Enforcement
Sean Metrick, Borough Manager

- I. Call to order-7:12pm
- II. Announcements-*Ms. Scimone announces the Borough is holding a food drive of non-perishable food items in the lobby. The Police Department are working with ACT Now and Friends of Charity to support people through the holiday season. Please check the website for additional information.*
- III. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda. *(Please be advised that all public comments have a 5-minute time limit.)-None*
- IV. Reports
 - A. Director's report – *Aaron Flook gives monthly statistical data on licensing, zoning, code enforcement, permitting and interviews of candidates for a new Code Enforcement Officer have begun. (Inaudible questions are asked from a member of the audience). Mr. Flook answers the zoning of the location will determine that (the question). Ms. Scimone brings the report back to Director's Report. Mr. Flook continues to present a sketch plan before the Planning Commission at 615-617 S. Walnut St. that proposes to construct five townhouses and one semi-detached twin with stacked off-street parking on the parcels. It would be managed as a condominium community with an active Homeowners Association (HOA). A preliminary land development submission is soon to follow. Ms. Scimone mentions that this location is in her ward and is confident the residents of this ward would look forward to this project over possible student housing. Mr. Flook added The Planning Commission is looking into seeing if the developer would be agreeable to making owner-occupied as part of the HOA conditions. Due to this location, this would prevent the condos from becoming rental units or possible student rentals. These units will be offered approximately at \$450,000-\$550,000 range each. Code Enforcement will now occur the first hour of the day every day, increasing code enforcement by five hours a week. In November there have been more Disruptive Conduct Notices issued this month than in the last five months. Follow up for correction plans is forthcoming.*
- V. Old Business
 - A. *Motion to approve Smart Growth Committee minutes – November 8, 2025-Motion to recommend approval-3:0*
 - B. *210-214 W. Washington St, Axel Properties-Approval of elevation plans*
 - C. *Issue: Final approval of elevation plans for Land Development approval- Motion to recommend approval-3:0*
- VI. New Business
 - A. Consider directing the Solicitor to attend Zoning Hearing Board
#1037-516 N. Church St-Relief from building coverage requirements to construct an ADU
Mr. Flook reviews the application with Smart Growth Committee. He does not agree with the calculations provided by the applicant. He believes the calculations of building coverage are incorrect. He recommends the Solicitor attend, however, is unsure with the legal timing of the zoning hearing application, if they can attend. Motion to recommend solicitor attendance-3:0

D. Motion to approve HARB applications- **Motion to recommend approval-3:0**

Issue: Consider a Motion to approve the November HARB Certificate of Appropriateness

1. 2025-36: 39 W. Gay St-Sign and front door color change
2. 2025-37: 27-29 S. Darlington St-Repairs and roof replacement

VII. Other business-**None**

VIII. Adjournment-**7:45pm**

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