



Smart Growth Committee Meeting
August 12, 2026 @ 6:00 PM
This meeting is recorded for public record.

Committee Members:

Jerome Szczepaniak, Chair
Bryan Travis
Stephen Marvin

Director of Building & Housing: Aaron Flook

Borough Manager: Sean Metrick

Assistant Borough Manager: Ramsey Reiner

Smart Growth Committee Meeting:

1. Call to Order
2. Announcements
 - A. The West Chester Borough is participating in a friendly “Food Fight” with East & West Bradford Townships from July 1st to August 31, to collect non-perishable food items. Collection site is in the lobby at West Chester Borough Hall
3. Comments

Comments, suggestions, petitions by residents, taxpayers and visitors in attendance regarding items that are not on the agenda. Please be advised there is a 5-minute time limit which is at the discretion of the Council President and/or Chair.
4. Reports
 - A. Director’s report – (attachment)
 - B. Smart Growth Committee - Chair Report, workplan and issues raised at prior meetings (attachment)
5. Old Business
 - A. Motion to approve Smart Growth Committee minutes – June 10, 2026 & July 8, 2026 (attachment)
 - B. Discuss large party permits on private property
Issue: Control the size and frequency of large gatherings
 - C. Discussion on Mobile Food Truck Ordinance items to be resolved (attachment)
Issue: Smart Growth feedback needed on 3 items for the pending food truck ordinance.
6. New Business
 - A. Motion to approve preliminary land development plan for 410 S High St – townhouses

(attachment)

- B. Motion to direct the Solicitor to attend Zoning Hearing Board for 615/617 S Walnut St– variance for parking in the front yard setback. (attachment)

Issue: Staff recommendation to NOT direct the Solicitor

- C. Motion to direct the Solicitor to attend the Zoning Hearing for 500 W Lafayette St– dimensional variance for side yard setback (attachment)

Issue: Staff recommendation to NOT direct the Solicitor

- D. Motion to approve minor edits to Chapter 66 Ordinance

Issue: Current ordinance has minor issues with deadlines that need to be rectified for more efficient enforcement.

- E. Motion to approve HARB applications (attachments)

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

1. 2026-15: 122 S. High St-Railing

2. 2026-16: 143 W. Gay St-Sign

3. 2026-17: 200 N. High St-Awning

4. 2026-18: 20 W. Market St-HVAC Equipment

5. 2026-19: 16 E. Gay St-Sign & Façade painting

7. Other Business

8. Adjournment

Visit www.west-chester.com for access to all attachments.

Agendas are posted to www.west-chester.com by noon 3 business days prior to the meeting.