

AGENDA

Smart Growth

Date: Wednesday, December 14, 2022 @ 6:00 PM

Committee Members: Brian McGinnis (Chair)-3rd Ward
Lisa Dorsey-7th Ward
Patrick McCoy-1st Ward

Department Head: Kevin Gore, Director of Building and Housing

Borough Manager: Sean Metrick

Attachment Information:

Visit www.west-chester.com for easy access to all attachments. Please see the table on the front page to view all Committee agendas and attachments.

1. Call to order
2. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda.
3. Discussion items
 - a. Discussion Zoning Amendment for Off-Premises Municipal Signs (*attachment*)
4. Action items
 - a. Approve November 2022 Smart Growth minutes (*attachment*)
 - b. Approve November 2022 HARB submissions recommendations (*attachment*)

1. 2022-35: 122 S. High St- Karen Greenlee
Proposed work: Sign

Recommendation: *The Board recommends a Certificate of Appropriateness for Application 2022-35 as documented with the following conditions; 1) if all potential tenants are not yet identified, the sign slot should be left BLANK rather than literally saying “AVAILABLE”; 2) the owner will store the existing sign for potential reuse in the future, as it may be original to the building; 2) the anchors will be mounted into the mortar joints if smaller than the mortar joints, or if larger, into the center of the face bricks.*

2. 2022-36 111 N. High St-Melrose Enterprises
Proposed work: Repair brick, brick mortar and sealants

Recommendation: *The Board recommends a Certificate of Appropriateness for Application 2022-36 as submitted with the following conditions; 1) the rosettes (medallions?) will be repaired / restored rather than being replaced, 2) the “new” limestone stringcourse (first floor detail) will be replaced in kind or reinstalled*

appropriately (not removed all together), 3) all spot pointing will match original mortar, 4) all parapet copings are to remain (or if necessary, replaced in kind) and appropriately fastened to the parapet wall with no change to the dimension or exterior detail of the parapet walls at the full perimeter of the building , 5) all brick replacements are to match dimension , color and texture of existing, 6) no new aluminum wrapping or capping is to be installed, 7) any joint sealant installed will match the adjacent mortar color.

5. Other business

6. Adjourn