

AGENDA

SMART GROWTH COMMITTEE OF BOROUGH COUNCIL

Date: Wednesday, September 11, 2024 6p

Committee Members: Nicole Scimone, Chair
Lisa Dorsey
Bernie Flynn

Staff: Sally Slook, Director of Building, Housing & Code Enforcement
Sean Metrick, Borough Manager

- I. Call to order
- II. Announcements
- 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.)
- IV. Reports
 - A. Director's report – Budget 2025
- V. Old Business
(Items discussed at previous Committee meetings)
 - A. Smart Growth Committee minutes - August 14, 2024
 - B. Short term rental ordinance (attachment)
Issue: Discuss separation distance and use at multi-family dwellings for short term rental ordinance draft.
- VI. New Business
(new discussion items – please provide a brief summary issue)
 - A. Motion to approve a resolution for 410 S High St Preliminary plan (attachment)
Issue: Applicant filed a second land development application for 139 multifamily units and 175 parking spaces.
 - B. Motion to direct the Solicitor to attend Zoning Hearing – 5 North Adams (attachment)
Issue: The applicant requests special exception and variance relief for development in the floodplain.

C. Motion to approve HARB applications (attachment):

1. 2024-21- 20 N. Darlington St/Brick Repointing
2. 2024-26-158 W. Gay St/Sign
3. 2024-28-100 E. Gay St/Sign
4. 2024-29-313 N. High St/Detached garage
5. 2024-30-10 W. Market St/Sign and entablature
6. 2024-31-39 E. Gay St/Signs
7. 2024-32-14 N. Church St/Sign
8. 2024-33-202 N. Church St/Sign
9. 2024-34-124 E. Market St/Awning
10. 2024-35-138 W. Market St/Window replacement

D. Motion to direct the Planning Commission to review Borough Ordinances as they pertain to building owner-occupied dwellings

Issue: Planning Commission to review current Ordinances encouraging permanent residency versus rental properties

VII. Other business

VIII. 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.