



Smart Growth Committee Meeting  
**July 9, 2025 @ 6:30 PM**  
*This meeting is recorded for public record.*

**Committee Members:**

Nicole Scimone, Chair  
Lisa Dorsey  
Bernie Flynn

**Smart Growth Committee of Borough Council:**

**Borough Manager:** Sean Metrick

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**Smart Growth Committee Meeting:**

1. Call to Order
2. Announcements
3. Comments  
Comments, suggestions, petitions by residents in attendance regarding items that are not on the agenda. Please be advised that all public comment has a 5-minute time limit.
4. Reports
  - A. Director's Report
5. Old Business
  - A. Motion to approve Smart Growth Committee minutes – June 11, 2025
6. New Business
  - A. Motion to approve HARB applications (attachment)*Issue: Consider a Motion to approve the June HARB Certificate of Appropriateness*
    1. 2025-18: 120 N. Church St-Exterior mechanical equipment installation
    2. 2025-19: 233 W. Gay St-Exterior mechanical equipment-Rectory office
    3. 2025-20: 233 W. Gay St-Exterior mechanical equipment-Choir mezzanine
    4. 2025-21: 202 W. Gay St-Replace front door and sign
  - B. Consider directing the Solicitor to attend Zoning Hearing Board (attachment)
    1. 531 Marshall Drive: relief from residential dimensional and parking requirements
    2. 501 E. Miner St: relief to allow illuminated ground mount sign at The Melton Center on West Market Street.

- C. Discuss amendment to front yard setbacks of the Zoning code.
  - D. Discuss revisions to café permits, dining platforms in parking areas, and use of the street during Gay St closure.  
*Issue: Improvements to regulations for outdoor seating standards and possible ordinance updates.*
  - E. Motion to grant extension until August 31, 2025 for 210-214 W Washington Street, Axel Square land development project.
- 7. Other Business
  - 8. Adjournment

Visit [www.west-chester.com](http://www.west-chester.com) for access to all attachments.

Agendas are posted to [www.west-chester.com](http://www.west-chester.com) by noon 3 business days prior to the meeting.