



Smart Growth Committee Meeting  
**September 10, 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, 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 – 2026 Budget Discussion (attachment)
5. Old Business
  - A. Motion to approve Smart Growth Committee minutes – August 13, 2025 (attachment)
  - B. Discuss Amendments to Chapter 90A – Restaurants-Café
  - C. Discuss amended 410 S. High St revised plan (attachment)  
Issue: Update on Land Development process
  - D. Discuss amending Chapter 112 – 602 Zoning referencing curbs and streets (attachment)
6. New Business
  - A. Discuss zoning amendment to the build to line (attachment)  
Issue: Discuss recommendation from the Planning Commission
  - B. Consider directing the Solicitor to attend Zoning Hearing Board (attachment)
    1. 1029-531 Marshall Drive: Relief from residential dimensional and parking requirements
    2. 1032- 436 N. Church St: Decrease allowable side yard and rear yard setback

3. 1033-210-214 W. Washington St: Exceed allowable impervious surface

C. Motion to approve HARB applications (attachment)

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

1. 2025-27: 18 S. Church St-Replace porch roof

2. 2025-28: 20 N. Matlack St-Replace mural

D. Motion to appoint Zoning Officer.

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.