



Smart Growth Committee Meeting
October 8, 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

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 – (attachment)
5. Old Business
 - A. Discuss Amendments to Chapter 90A – Restaurants-Café
 - B. Motion to approve Smart Growth Committee minutes – September 10, 2025 (attachment)
6. New Business
 - A. Motion to approve Final Land Development 210-214 W. Washington St, Axel Properties (attachment)
Issue: Approval of new eight townhouse community in the NC-2 Zoning District
 - B. Discuss amending Chapter 112-314 Planned University Campus District-Brian Nagle (attachment)
Issue: Ordinance amendment as it relates to the College Arms student housing redevelopment
 - C. Discuss amending Chapter 112 – 309 TC Town Center (attachment)
Issue: Reducing build-to line in the TC District
 - D. Consider directing the Solicitor to attend Zoning Hearing Board (attachment)

1035-740 S. Matlack St-Zoning relief from required parking curbing in alley
1036-124 E. Chestnut St-Zoning relief from side yard setback
Issue: Review ZHB Appeals and determine solicitor attendance

- E. Motion to approve HARB applications (attachment)
2025-29: 225 E. Market St-Sign
2025-30: 220 W. Gay St-Revised Sign
2025-31: 16 S. Church St-Sign
Issue: Review HARB applications and approve Certificates of Appropriateness
 - F. Discuss amending Chapter 112 – 309.B Revise dimensional requirements in the TC Zoning District (attachment)
Issue: Reformatting existing dimensional information
 - G. Discuss amendment to Chapter 95-11B – Streets and Sidewalks (attachment)
Issue: Permit temporary uses on sidewalks such as planters, non-permanent trees, and temporary tables.
 - H. Discuss amendment to Chapter 112-702 - Sign Regulations
Issue: Permit substitution of materials with HARB recommendation.
 - I. Discuss Universal Residential Development Use Zoning Amendment (attachment)
Issue: Permission for Zoning Amendment to be sent to Chester County Planning Commission to add definitions for “Alley” and “Unified Residential Development”
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.