



Smart Growth Committee Meeting
November 12, 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:
Director of Building and Housing: Aaron Flook
Borough Manager: Sean Metrick

Smart Growth Committee Meeting:

1. Call to Order
2. Announcements
 - A. The Borough will be collecting canned goods to benefit the West Chester Food Cupboard at Borough Hall during business hours. Please stop by to contribute. More information can be found on the Borough website.
 - B. Public Hearings Announcement:
 - i. Public meeting being held on November 19, 2025 at 6:30pm in Borough Hall amending Zoning Code 112-602.P regarding parking areas for three or more cars.
 - ii. Public meeting being held on November 19, 2025 at 6:30pm in Borough Hall amending Zoning Code 112-202 to add definitions of “alley” and “unified residential development”; section 112-304, titled permitted uses, to add unified residential development as permitted principal use by right in the TC district; to amend footnote 1 in section 112-304.A; and add a new section 112-916 to add standards for unified residential development.
 - iii. Public meeting being held on November 19, 2025 at 6:30pm in Borough Hall amending Zoning Code amending section 112-309.B to revise the dimensional requirements in the TC district.
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. Motion to approve Smart Growth Committee minutes – October 8, 2025 (attachment)
- B. Discuss amending Chapter 112-314 Planned University Campus District (attachment)
Issue: Ordinance amendment as it relates to the College Arms student housing redevelopment

6. New Business

- A. Discuss amendment to Chapter 112-702 - Sign Regulations (attachment)
Issue: Discuss amendment to allow HARB to substitute appropriate materials
- B. Consider directing the Solicitor to attend Zoning Hearing Board (attachment)
 - 1. 436 N. Church St: Decrease allowable side yard and rear yard setback
 - 2. 304 W. Lafayette St-Seeking relief from 112-602.L. parking requirement.
- C. Motion to approve HARB applications (attachment)
Issue: Consider a Motion to approve the September HARB Certificate of Appropriateness
 - 1. 2025-32: 34 S. High St-Sign and café seating barrier
 - 2. 2025-33: 123 N. Church St-Exterior renovation

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.