



Smart Growth Committee Meeting
April 8, 2026 @ 5:30 PM
This meeting is recorded for public record.

Committee Members:

Jerome Szczepaniak, Chair
Bryan Travis
Stephen Marvin

Director of Building & Housing: Aaron Flook

Borough Manager: Sean Metrick

Smart Growth Committee Meeting:

1. Call to Order
2. Announcements
 - A. WCU master plan conditional use hearing to be continued Monday April 27th at 6p in Borough Council chambers.
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)
 - B. Smart Growth Committee - *Chair Report, workplan and issues raised at prior meetings*
5. Old Business
 - A. Motion to approve Smart Growth Committee minutes – March 11, 2025 (attachment)
6. New Business
 - A. Discuss Zoning Hearing Board appeal #1040-244 E. Evans St (attachment)
Issue: Appeal Zoning Officer's determination; garage being used as commercial use in NC-2 Zoning District
 - B. Motion to approve HARB applications (attachment)
Issue: Consider a Motion to approve the January HARB Certificate of Appropriateness

1. 2026-06: 27 S. Darlington St-HVAC mechanical equipment

2. 2026-07: 129 E. Gay St-Front door repair-side window replacement

- C. Motion to approve the request from the Historical Commission to approve a \$5,000 proposal from Springhouse Films to conduct an Oral History Project-Chris Lang, Oral History Coordinator (attachment)

Issue: Approve the Oral History project as the request of the Historic Commission

- D. Discuss lighting and sign regulations in residential neighborhoods

Issue: Discuss the light and sign regulations for Commercial use in residential neighborhoods

- E. Discuss food truck regulations

Issue: Consider amendments to the Food truck regulations

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.