



Smart Growth Committee Meeting
May 13, 2026 @ 6:00 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 Thursday, May 28th at 6pm 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 (attachment)
5. Old Business
 - A. Motion to approve Smart Growth Committee minutes – April 8, 2026 (attachment)
 - B. Discuss appeal of Zoning Hearing Board Decision - 516 N Church St
 - C. Motion to approve draft Data Center Ordinance and schedule a public hearing(attachment)
Issue: Creating new regulations for data centers in the industrial district
 - D. Discuss draft Food Truck Ordinance
6. New Business
 - A. Discuss America 250 Mural project – Jimmer Breen, Public Arts Commission

B. Motion to approve standard 44 West Plaza license agreement (attachment)
Issue: Motion to approve the Public Arts Commission lease public space for rotating art installations

C. Discuss Large Party Permits on Private Property
Issue: Discuss permitting requirements and parameters for large parties on private property

D. Discuss Planning Commission goals – Jim Cherry

Issue: Improvements to the HO-60 Height Overlay District to ensure that the scale and character of the historic and retail commercial environment is maintained.

E. Motion to approve HARB applications (attachment)

1. 2026-04: 225 High St-Cannon Exhibition Space
2. 2026-08: 123 E. Gay St-Rear addition

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

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.