

AGENDA  
SMART GROWTH COMMITTEE OF BOROUGH COUNCIL

Date: Wednesday, February 12 @ 6:30 PM

Committee Members: Nicole Scimone, Chair  
Lisa Dorsey  
Bernie Flynn

Staff: Sally Slook, Director of Building, Housing & Codes Enforcement  
Sean Metrick, Borough Manager

1. Call to order
2. Announcements
  - A. Hearing for Chapter 112 Zoning Ordinance amendment Building Height – February 19, 2025 630pm
3. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda. *(Please be advised that all public comments have a 5-minute time limit.)*
4. Reports
  - A. Director's report
    - 1) Directors Summary – January, 2025
    - 2) Tickets Issued Report
    - 3) Permits Issued Report
    - 4) Rental Inspection Report
    - 5) Property Maintenance Report
    - 6) Citation Tracker Report
5. Old Business
  - A. Smart Growth Committee minutes – January 8, 2025 - table
6. New Business
  - A. Discuss licensing requirements for contractors performing electrical, plumbing and mechanical work in the Borough of West Chester (attachments)  
*Issue:* Current licensing requirements for specialized contractors performing work in the Borough
  - B. Presentation of Executive Summary by Director of Building, Housing & Codes Enforcement regarding Land Development project at 210-214 West Washington Street
  - C. Motion to approve Resolution for Preliminary Land Development located at 210-214 Washington St (attachment)  
*Issue:* Approval for eight single-family attached dwelling units on three existing lots to be consolidated

D. Motion to approve / deny HARB applications (attachment)

1. **2025-01** 9 North High Street/9 Prime

*Proposed Work:* Sign

**HARB recommends approval with conditions**

2. **2025-02** 100 West Market Street / Guinta Enterprises

*Proposed Work:* Repair, Replacement or alteration from original

**HARB recommends denial of application**

*Issue:* Discuss recommendations from HARB

E. Motion to approve amendment and schedule a hearing for March 19, 2025 to Chapter 66, Owner Occupied Rental Permit Requirements (attachment)

*Issue:* Review amendment to definition in Chapter 66., Definitions – “Residential Rental Dwelling Unit”

F. Discuss Café Permits standards and procedures Chapter 90A Restaurants- Cafes (attachment)

*Issue:* Review and discuss standards and procedures

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.