

AGENDA

SMART GROWTH COMMITTEE OF BOROUGH COUNCIL

Date: Wednesday, April 9, 2025 @ 630 PM

Committee Members: Nicole Scimone, Chair
Lisa Dorsey
Bernie Flynn

Staff: Ramsey Reiner, Interim Director of Building, Housing & Code Enforcement
Sean Metrick, Borough Manager

- I. Call to order
- II. Announcements
- III. 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.)*
- IV. Reports
 - A. Director's report
 1. 205 Carter Drive ZHB Extension Application from West Goshen
 2. 236 W Gay St ZHB STR application
 - B. West Chester Green Team Presentation on Dark Skies Initiative
 - C. Downtown West Chester- 1st Quarterly Report- Presentation by John O'Brien
 - D. Quarterly Report from West Chester Planning Commission
 - E. Annual report of the Committee to Reestablish Rail Service to West Chester
- V. Old Business
 - A. Motion to approve Smart Growth Committee minutes – March, 2025
 - B. Motion to approve on-street cafe permit for Turk's Head Wines, Allison Owens
- VI. New Business
 - A. 2025 Gay Street Closure Rules and Regulations and include in the Outdoor Dining Policy. (attachment)
Issue: Consider a motion regarding the updated rules for the 2025 Outdoor Dining season
 - B. Letter of Understanding with Delaware Valley Planning Commission to participate in the Sustainable Buildings Collaborative Energy Benchmarking Program Energy Benchmarking (attachment)
Issue: Discuss and consider a motion to approve creating and participating in large commercial building energy use reporting program.
 - C. SALDO amendment from Planning Commission
Issue: Consider a motion to approve amendment to SALDO requiring a review by an appointed Historic Architect for buildings in the HO-60 and HO-75 Districts.
 - D. HARB applications (attachment)
 1. 2025-04-21 W. Market St-Sign
 2. 2025-08-16 E. Gay St-Exterior renovation
 3. 20025-13-44 W. Gay St-Sign

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

- E. Discuss Solicitor attendance for Zoning Appeal – 143 East Marshall Street (attachment)
Issue: Consider a motion to approve sending Solicitor to Zoning Hearing Board to oppose dimensional variance for residential addition.
- F. Discuss Ordinance Chapter 90A “Restaurant Cafes” (attachment)
Issue: Improvements to regulations for outdoor seating standards and possible ordinance update.

VII. Other business

VIII. 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.