

**RESOLUTION NO. 27 - 2003**

\*\*\*\*\*

**RESOLUTION ESTABLISHING ARCHITECTURAL ADVISORY COMMITTEE  
FOR OLDE WEST CHESTER ROAD CORRIDOR OVERLAY DISTRICT**

**WHEREAS**, the West Chester Board of Trustees recognizes that the Township Land Use Plan is the principal guide for future land development and understands that major corridors develop uniquely and require more detailed analysis and planning to guide their development and redevelopment; and,

**WHEREAS**, in June 1993, the Board of Trustees adopted the Olde West Chester Road Corridor Overlay (OWC-RCO) Plan, recommending development standards and design criteria that would achieve the desired character for OWC and that would be implemented through zoning provisions; and,

**WHEREAS**, on January 21, 1994, the Board of Trustees adopted the Olde West Chester Road Corridor Overlay District Zoning Provisions which promote the public health, safety, and welfare and provide the supplemental standards to the underlying zoning districts' development provisions to assure compatibility with the unique natural and physical characteristics of the area and to achieve the desired character recommended in the OWC-RCO Plan; and,

**WHEREAS**, the Township Land Use Plan, the OWC-RCO Plan, and the OWC-RCO District Zoning Provisions, collectively, provided development recommendations and standards that were applied to a subsequently adopted plan, the "Olde West Chester Development Plan" ("Plan"), a strategy implementation plan that promotes the marketability and viability of OWC while preserving the historic character of the area which was adopted by the Board of Trustees on February 11, 2003; and,

**WHEREAS**, the Plan proposes a committee be established to guide the preservation and enhancement of OWC through recommended architectural standards and design guidelines; and,

**WHEREAS**, based on community encouragement and promotion, on June 24, 2003, the Board of Trustees held a public hearing on the matter where all interested individuals who wished to be heard voiced their opinions with respect to the establishment of an Architectural Advisory Committee for Olde West Chester.

**NOW, THEREFORE, BE IT RESOLVED**, that the West Chester Township Board of Trustees does hereby agree to:

**SECTION 1.** Create and appoint a five (5) member Architectural Advisory Committee composed of at least one (1) West Chester resident member, preferably being a registered architect or an individual with an architectural, historical, planning or related background. All other committee members shall be residents, property or business owners, or merchants within the Olde West Chester RCO District as shown on the West Chester Zoning map.

**SECTION 2.** Appoint each member to serve a five (5) - year staggered term, however, initial members will be appointed for terms ranging from one (1) to five (5) years. Each term shall commence June 1 of the year of appointment.

**SECTION 3.** Authorize the Architectural Advisory Committee to create written and graphic architectural standards and design guidelines for Olde West Chester, prescribing standards and

guidelines, consistent with the scope of structures and property as regulated in the Olde West Chester RCO District Zoning Provisions and consistent with the recommendations of the OWC-RCO Plan and the Olde West Chester Development Plan.


**SECTION 4.** Authorize the Architectural Advisory Committee to hold two (2) public hearings to accept comment on the proposed architectural standards and design guidelines. The Committee shall take public comments under advisement, and incorporate them or make changes as deemed appropriate. Thereafter, at a public hearing of the Board of Trustees, the Committee shall present its final recommended architectural standards and design guidelines to the Board of Trustees for acceptance. The Board of Trustees will take the matter under advisement, and may act to accept the guidelines, accept the guidelines with modification, or reject the guidelines.

**SECTION 5.** Authorize the Architectural Advisory Committee to advise the West Chester Zoning Commission on conformance with the Board of Trustees adopted architectural standards and design guidelines and provide architectural recommendations to cases processed under the Olde West Chester RCO District zoning provisions and presented to the Zoning Commission. The Architectural Advisory Committee shall adopt rules of procedure and publish a periodic meeting schedule.

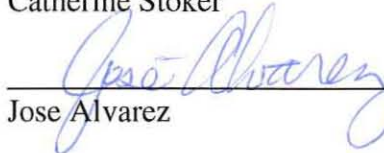
Adopted this 8<sup>th</sup> day of July, 2003.

  
\_\_\_\_\_  
David Tacosik

Yes  
Yes / No

  
\_\_\_\_\_  
Catherine Stoker

yes  
Yes / No

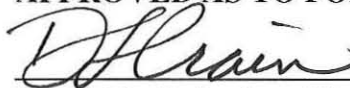
  
\_\_\_\_\_  
Jose Alvarez

yes  
Yes / No

**ATTEST:**

  
\_\_\_\_\_  
Patricia Williams, Township Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Donald L. Crain, Law Director

