



**AVONDALE BOROUGH COUNCIL MEETING  
THURSDAY, AUGUST 3, 2023, at 7 PM  
AGENDA**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. PUBLIC COMMENT** – Anyone making public comment should state whether they are a resident of the Borough or a tax payer of the Borough

**IV. BUSINESS/PUBLIC HEARINGS**

- a. Ordinance 2023-278 Public Hearing – this agenda item is a continuation of the public hearing held at the July 18, 2023 Borough Council meeting. If enacted, this ordinance would amend Chapter 430 of the Borough Code, to replace Article VI R3 residential district in order to update area and bulk regulations and to update design requirements for townhouse developments, and to amend the Subdivision and Land Development Ordinance (Chapter 375 of the Borough Code), in order to replace Section 375-32 to amend and expand provisions related to recreational areas, open space and fee in lieu provisions.
- b. Consider to Adopt Ordinance 2023-278
- c. Wilkinson Church Street Properties (Quarry) Conditional Use Application Public Hearing – this agenda item is a continuation of the public hearing held at the July 18, 2023 Borough Council meeting. The Council will continue to take testimony and, if appropriate, render a decision with respect to the conditional use application of Wilkinson Homes, LLC, who seeks conditional use approval pursuant to proposed Section 430-26.B of the Borough Zoning Ordinance, and such other related relief as may be required, to permit construction of a Townhouse Gross Density Development in compliance with the provisions of proposed Section 430-27.1 of the Borough Zoning Ordinance upon property located near the intersection of Church Avenue and East Third Street and northwest of Baltimore Pike in the Borough (Chester County Tax Parcel Nos. 4-1-199.1, 4-1-200, 4-1-201, 4-1-202, 4-1-203, 4-1-204, 4-1-208, 4-1-209, 4-1-211, 4-1-212, 4-1-213, 4-1-215, 4-1-216, 4-2-13.1, 4-4-2.1)
- d. Consider to incorporate the testimony and evidence provided at July 18<sup>th</sup> CU hearing on the Wilkinson Church Street Properties (Quarry) CU application into the current continued hearing, and to consider whether a decision will be rendered this evening or be provided at Borough Council's September 5<sup>th</sup> meeting.

**V. ANNOUNCEMENTS**

- a. National Night Out will be held in Avondale on August 1, 2023 from 6 PM – 8 PM. Fun for all ages. Dunk tank, petting zoo, food trucks, water ice and more. Be sure to come out and join the fun!
- b. The Cochranville Fire Company Carnival is being held Tuesday August 2 – Saturday, August 6<sup>th</sup> from 6 PM – 10 PM. Have fun and support our local fire companies.
- c. The next Borough Council Meeting is **Tuesday, August 15, 2023** at 7 PM

**VI. PUBLIC COMMENT**

**VII. ADJOURNMENT**