

## **BOROUGH OF QUARRYVILLE – COUNCIL MINUTES**

### **REGULAR MEETING – FEBRUARY 4, 2019**

Borough Council held its Regular Meeting on the above date at 7:00 PM at the Municipal Building. Council President Joy Kemper called the meeting to order with the following persons present: Council Members Joy Kemper, Tim Lawson, Jim Kreider, Rick Aument, Michael Sullenberger and Diane Hastings. Mayor Joseph Bledsoe, Borough Manager/Secretary Ken Work, Maintenance Superintendent Bill Lamparter, and Police Chief Clark Bearinger were also present at the meeting.

**PUBLIC COMMENT:** Several persons in attendance spoke in opposition to Ordinance 436 which had been adopted at the January 7, 2019 Council Meeting. Council President Kemper also expressed concerns she had for the Ordinance. After a discussion, President Kemper called for a motion to place a hold on any enforcement of the new ordinance until Council could review the ordinance further, and schedule workshop meetings where interested persons could attend and have input. Councilwoman Hastings offered that motion and it was seconded by Councilman Aument. The vote was taken and the motion passed with Councilman Sullenberger being a Nay vote.

**APPROVAL OF MINUTES – REGULAR MEETING – JANUARY 7, 2019:** It was moved by Councilwoman Hastings and seconded by Councilman Sullenberger that the minutes of the January 7, 2019 Regular Meeting be approved, and the motion was unanimously approved.

Mayor Bledsoe advised Council that in the December 3, 2018 Council minutes that had been approved at the January 7, 2019 Council Meeting, there had been an error under the Police Department Report. The second paragraph of those minutes should correctly read as follows:

In reviewing the Civil Service Rules and Regulations with the solicitor, it was agreed that on page No. 9 of those rules and regulations, Section 4.8 (Background Investigation), that the first sentence needed clarification. It was recommended to add the words "considered for hire" to that sentence. Chief Bearinger advised that the solicitor stated that because it was a minor change, Council could by motion add these three words. Councilman Aument offered that motion with Councilman Kreider seconding. The motion to add the words "considered for hire" to Section No. 4.8 of the Quarryville Borough Civil Service Rules and Regulations was passed unanimously.

Councilman Sullenberger offered a motion to replace the second paragraph under the Police Department Report in the December 3, 2018 minutes with the corrected paragraph as submitted by Mayor Bledsoe. Councilman Lawson seconded the motion and the motion was passed unanimously.

#### **BOROUGH MANAGER'S REPORT:**

Fire Police Requests: Council has two requests for Fire Police assistance. The first request is a verbal request from Strasburg Borough Council, with a written request

to follow, for assistance at the Strasburg Fire Company Sale to be held on February 23, 2019.

The second request is from Providence Township Supervisors for assistance with traffic at an Amish funeral. The funeral was on January 30, 2019, and this approval will be after the fact. Councilman Aument offered a motion to approve the use of the Quarryville Fire Police for both of these requests. Councilman Lawson seconded the motion and the motion to approve was passed.

Resignation – Planning Commission: Council received a letter of resignation from F. Nevin Book from his position on the Planning Commission. Council accepted the resignation with Councilman Sullenberger suggesting that council present Book with a plaque commemorating his many years of service. Councilwoman Hastings volunteered to gather the information for the inscription.

**FINANCIAL REPORTS AND MONTHLY BILLS – JANUARY 31, 2019:** Council received the financial report and the bills for January 2019. It was moved by Councilwoman Hastings and seconded by Councilman Lawson that the financial report be received and the monthly bills for January in the amount of \$93,846.46 be approved, the vote was taken and the motion was approved.

**POLICE DEPARTMENT REPORT:** Chief Bearinger reviewed the Police Report for January 2019 noting the arrests and calls for service. The Chief reported that he and several officers had attended training during the month. The Chief also reported to Council that Officer Kirk Wolfe had accepted a job with IU13, but that he would continue working part-time for Quarryville Borough. Wolfe will cover patrol slots, but no longer take on any SRO duties with Solanco School District.

**ZONING OFFICER REPORT:** There were no permits issued in January.

**QUARRYVILLE BOROUGH AUTHORITY:** Authority Chairman John Chase gave the report for the Authority. Chase reported that there were three easements still to be signed for the Creekside Development project, but that the signings should occur in the next month. The Authority is still working with the Fair Association to set up a meeting to discuss issues with the well exploration.

**PLANNING COMMISSION:** The Quarryville Borough Planning Commission held their regular meeting on January 21, 2019 at 7:00 PM. Project Manager Andrew Miller from Rettew, Brian Campbell, Project Developer, and Jeremy Tucker, QPRC Facilities Manager appeared to present plan revisions for the Great Rock Phase III project. Darrell Becker from ARRO Consulting was also at the meeting. On January 22, 2019, the Quarryville Borough Zoning Hearing Board had granted a special exception of Section 302.B.2 to expand the continuing care community and a variance of Section 1102.G.6 to permit alteration of steep slope areas. These same requests had been approved under the previous zoning plan on October 27, 2008.

ARRO Consulting reviewed the following information:

1. Final Land Development plan set (sheets 1-29 of 29) prepared by RETTEW Associates Inc, dated October 4, 2018, last revised November 27, 2018.
2. Post Construction Stormwater Management Plan Narrative prepared by RETTEW Associates Inc, dated August 2018, last revised November 2018.
3. Traffic Assessment Memorandum prepared by RETTEW Associates Inc, dated February 23, 2018.
4. Site Evaluation for Stormwater Infiltration prepared by RETTEW Associates Inc, dated October 4, 2018, last revised November 27, 2018.

ARRO Consulting offered the following comments by letter dated January 10, 2019:

### **Subdivision & Land Development**

1. A traffic impact study, as shown on Appendix III, shall be submitted prior to the development of these properties. [§503.A.9.b] The original traffic impact study was dated November 5, 2008. Due to the numerous changes in traffic and developments over the last 10 years, a new study shall be submitted with this review.
2. Notice from the postmaster of the postal district in which the tract is located stating that the proposed street names are acceptable. [§505.A.7]
3. Whenever a subdivider proposes to establish a street which is not offered for dedication to public use, the Borough Planning Commission shall require the subdivider to submit, and also to record with the plan, a copy of an agreement made with the Borough Council on behalf of his heirs and assigns, and signed by the Borough Solicitor. [§505.B]
4. Additional right-of-way and cartway widths may be required by the Borough Planning Commission for the purpose of promoting the public safety and convenience, or to provide parking in commercial and industrial areas and in areas of high-density residential development. [§604.B]

### **Zoning**

5. The zoning comments have been addressed.

### **Stormwater**

6. Financial security shall be provided to the Borough of Quarryville for the timely installation and proper construction of all SWM facilities and E&S controls. [§112]
7. Swale capacities and velocities shall be computed and included in the report for all proposed swales. [§307.C.5]
8. The Landowner shall execute a Stormwater Management Agreement and Declaration of Easement, in the form of Appendix C of the Ordinance. [§601.A.]
9. All approvals of the E&S Plan shall be provided to the Borough prior to the approval of the final plan. [§405.B]

### **Construction Cost Opinion**

10. The quantity for trash rack shall be increased to five (5).

- 11. An item for street lights shall be added.
- 12. An item for preparing an as-built plan shall be added.

The applicant has agreed to comply with all the above comments.

**Waivers**

The applicant is requesting the following waivers from the Subdivision and Land Development Ordinance:

- 13. Section 502 – Submission of a Preliminary Plan.
- 14. Section 504.A – Preliminary Plan Scale of 1" = 40' in lieu of 1" = 50'.
- 15. Section 604.A – Street width of 25' in lieu of 30'.
- 16. Section 606.B.1-Horizontal curves between 62' and 110' in lieu of 150'.
- 17. Section 608.F.2 – Curb radii of 35' in lieu of 50' at Park Avenue.
- 18. Section 609.C – Sight distance at Park Avenue of less than the required 300'.
- 19. Section 622.D – Driveways without a rounded or flared connection with the street.
- 20. Section 705.A – Sidewalk on one side of the road in lieu of both sides of the road.

The Applicant is requesting the following waiver of the Stormwater Management Ordinance.

- 21. Section 307.c.1.(a)(3) – Less than 1' of cover within paved areas.

ARRO Consulting recommended the requested waivers be granted, with the exception of #18, which was inadvertently requested and does not apply to this project.

The Planning Commission recommends that Council grant approval of the requested waivers number 13 through 17 and number 19 through 21 as shown in the ARRO Consulting letter dated January 10, 2019.

The Planning Commission also recommends that Council approve the Final Land Development Plan for Quarryville Presbyterian Retirement Community Great Rock Phase III with the following conditions in addition to those listed in the ARRO review letter dated January 10, 2019:

- 1. Provide the plan to the Quarryville Fire Company for approval.
- 2. Provide additional off-street parking spaces.

3. Proposed sidewalk on the west side of Park Avenue from Watts Avenue to the Parking Garage entrance to be shown or noted on the plan.
4. Sidewalk to be extended on either side of Park Avenue as may be required by the Borough in the future.

After discussion, Councilwoman Hastings offered a motion to grant approval of the requested waivers number 13 through 17 and 19 through 21 as shown in the ARRO Consulting letter dated January 10, 2019. Councilman Lawson seconded the motion and the motion passed unanimously.

Councilwoman Hastings then offered a motion to approve the Final Land Development Plan for Quarryville Presbyterian Retirement Community Great Rock Phase III with the following conditions in addition to those listed in the ARRO review letter dated January 10, 2019:

1. Provide the plan to the Quarryville Fire Company for approval.
2. Provide additional off-street parking spaces.
3. Proposed sidewalk on the west side of Park Avenue from Watts Avenue to the Parking Garage entrance to be shown or noted on the plan.
4. Sidewalk to be extended on either side of Park Avenue as may be required by the Borough in the future.

Councilman Lawson seconded the motion and the motion was unanimously approved.

**OLD BUSINESS:** None.

**NEW BUSINESS:** Council President Joy Kemper discussed Section No. 1.1 of the Quarryville Borough Personnel Manual. President Kemper felt that the policy did not fit Quarryville Borough. After a short discussion, President Kemper called for a motion to have Section No. 1.1 Job Placement Procedure, removed from the Policy Manual. Councilman Aument offered that motion with Councilman Kreider seconding. The vote was taken and the motion approved, with Councilman Sullenberger casting a Nay vote.

Councilman Kreider asked if, on future projects, Council could be provided access to view submitted plans prior to them coming before Council for approval. The manager advised that he will notify Council members when preliminary plans come in and are available to view.

**EXECUTIVE SESSION:** At 8:30 PM, Council President Kemper called for a motion to enter into Executive Session for a personnel issue. Councilwoman Hastings offered that motion with Councilman Lawson seconding. The motion to enter into Executive Session passed.

**RETURN TO REGULAR SESSION:** 8:40 PM – Council returned to Regular Session.

**ADJOURNMENT:** At 9:00 PM, Council President Joy Kemper called for a motion to adjourn. Councilman Lawson offered that motion with Councilwoman Hastings seconding. The motion to adjourn was unanimously approved.

Respectfully submitted,

Kenneth C. Work  
Borough Manager/Secretary