

**BOROUGH OF QUARRYVILLE – COUNCIL MINUTES**  
**REGULAR MEETING – April 7, 2025**

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 Brian Brightmeyer, Susan Noel, Jimmy Kreider, Diane Hastings, and JCP Parker Boos. Borough Manager Scott Peiffer, and Assistant Borough Manager Michelle Evans were also in attendance.

**Public Hearing – Amendment to Zoning Ordinance, Chapter 420 Article VII, Commercial District (C-1), Section 420-702 Convenience Store Amendment:**

Upon no public comment, a motion was made by Diane Hastings and seconded by Susan Noel to amend Ordinance #458. The motion was unanimously passed. A motion was made by Diane Hastings and seconded by Brian Brightmeyer to close the public hearing concerning this amendment discussion. Motion carried.

**Civil Service- Conditional Offer of Employment-Two (2) Full Time Police Applicants:**

Civil Service Chairman Jim Hassinger reported that the two (2) full time police officer applicants passed all tests done by the civil service. Brian Brightmeyer made a motion to offer employment to these two (2) officers and Diane Hastings seconded with the following conditions: the two (2) applicants must pass the Polygraph, Physical health and psychological tests and the two (2) applicants will be paid the entry level wage of New Hire.

**PUBLIC COMMENT:** Sean Copper of S. Hillcrest Avenue discussed with council the following questions he had from Borough residents:

Can a crosswalk be done at the post office?

Are there plans to pave the Enola Trail?

Could we have more police presence on Summit & Hillcrest Avenues due to speeding?

Borough Manager Scott Peiffer answered Sean's questions.

**APPROVAL OF MINUTES – March 3, 2025 COUNCIL REGULAR MEETING:** It was moved by Councilwoman Noel and seconded by Councilman Brightmeyer that the minutes of the March 3, 2025 Council Regular Meeting be approved. The motion passed unanimously.

## **MANAGER'S REPORT:**

**Good's Store Expansion Plan Conditional Approval:** Councilman Briaghtmeyer made a motion for conditional approval of the Good's store expansion plan waiver requests and Diane Hastings seconded. The motion was unanimously approved. See all of the waiver requests listed below:

### **Street and Sidewalk Ordinance:**

#### **1. Section 350-34.A(1) – Curbing**

This section of the ordinance requires that the depth of the curbing shall be a minimum of 18 inches; the lower 10 inches shall be eight inches wide, and the remaining eight inches at the top shall transition from a width of eight inches to a width of seven inches at the top of the curb.

Requesting modification to allow a 6" revealed curb height for the internal parking areas and access drive based upon the following justifications:

1. The 6" curb height will adequately define the access drive and parking areas as well as direct stormwater runoff.
2. The 6" curb height will function better for parked vehicles for bumper and door opening clearance.
3. The curb will be privately owned and maintained.

### **Subdivision and Land Development Ordinance:**

#### **1. Section 355-406-Submission of Preliminary Plan**

This section of the ordinance requires that a Preliminary Plan be submitted.

Requesting modification of this requirement to allow the proposed Land Development Plan to be processed as a Final Plan. We request this modification based upon the following justifications:

1. The plan is not proposing any new public streets
2. The Final Land Development Plan submission of Phase 2 improvements fully addresses the requirements of both a Preliminary and Final Plan while providing the quality of information that is necessary per the Ordinance.
3. This project will be constructed in a single phase.

#### **2. Section 355-504.A – Plan Scale**

This section of the Ordinance requires that Plans be drawn at a scale of 50 feet to the inch.

Requesting modification to allow the use of larger plan scales based upon the following justifications:

1. The Preliminary /Final Plan will show more details of the area of improvement at a larger scale of 1" = 20' and 1" = 30' for the various plan sheets.

**Stormwater Management Ordinance:**

**1. Section 343-302. A.2c.- Loading Ration**

This section of the ordinance requires that the maximum loading ratio for volume control facilities in karst areas shall be 3:1 impervious drainage area to infiltration area and 5:1 total drainage area to infiltration area. The maximum loading ratio for volume control facilities in non-karst areas shall be 5:1 impervious drainage area to infiltration area and 8:1 total drainage area to infiltration area. A higher ratio may be approved by the Borough if justification is provided. Hydraulic depth may be used as an alternative to an area-based loading ratio if the design hydraulic depth is shown to be less than the depth that could result from the maximum area loading ratio.

Requesting the loading ratios for the above ground facility be allowed to exceed the ordinance requirements and, as an alternative, propose the following loading ratios:

Infiltration Basin – BMP 1 – 4.7:1 impervious and 731:1 total

1. The project geologist, in his report, has reviewed and acknowledged the increased loaded ratios and does not identify an increased risk of sinkhole formation based on the proposed design.
2. The stormwater facility will be privately owned and maintained.

Approval of the above modification request per the conditions set forth by ELA Group Inc. which states:

In consideration of the justifications cited, and specific recommendation by a geotechnical professional, we recommend approval of the waiver conditional on the following:

1. The Geotechnical Engineering Report identifies a risk for sinkholes based upon the carbonate geology. ELA offers the opinion that if infiltration cannot be safely provided, a water quality approach shall be provided for stormwater management mitigation. Concurrence from the professional geotechnical professional shall be provided supporting the specific design of the infiltration systems as represented on the Plans. Any specific recommendations of the geologist should be incorporated into the design to minimize the risk of sub-surface subsidence.

2. If infiltration is professionally determined to be acceptable based upon the infiltration system within a carbonate area, provide a landowner statement on the Plans that indicates: the landowner understands that sinkhole risks exist for the proposed infiltration systems as designed to accommodate the proposed improvements. The landowner assumes all responsibility for any adverse conditions that may develop as a result of infiltration in a carbonate geology area. The infiltration systems shall be monitored for proper performance and a geotechnical professional shall be consulted for any adverse situations that may develop.

**2.Section 343-307. C.1 – Minimum Pipe Slope and Minimum Pipe Cover Outside Public Right of Way**

This section of the Ordinance requires that conveyance pipes with vehicular loading that is outside the public street right-of-way have a minimum slope of 1.0% and have one foot of cover to stone subgrade.

Requesting modification to allow pipes to have less than 1.0% slope for the following pipes: I-A12 to I-A11; I-A11 to I-A10; and I-A10 to OS-A9 and for multiple pipes to have less than one foot to the stone subgrade under paved areas. We request this modification based upon the following justifications:

1. The pipes with less than one foot of cover below stone subgrade are at a minimum slope of 0.6% or 1.0% based on the connecting pipes or structures and the corresponding grades and the pipes will provide adequate capacity. It is not possible to lower the pipes beyond what is shown due to existing connection points or infiltration facilities.
2. The pipes will be privately owned and maintained.
3. The pipes will be a Class V RCP for better structural integrity under the paved areas.

**Waiver of Sign Permit Fee- Providence Twp:** A motion was made by Councilwoman Noel and seconded by Councilman Kreider to waive the sign permit fee for Providence Township for a sign located at the mountain bike park on the Enola Trail. The motion was unanimously approved.

**PSAB Training for Secretary/Administrator for Michelle Evans Approval:** A motion was made by Councilwoman Hastings and seconded by Councilman Kreider to approve Michelle Evans going to PSAB training at a cost of \$150.00 on April 23<sup>rd</sup> and 24<sup>th</sup>. The motion passed unanimously.

**PSAB Conference Delegate Approval:** Councilwoman Noel made a motion to approve Scott Peiffer as delegate and Michelle Evans as alternate delegate for the PSAB conference. The motion was seconded by Councilman Kreider. The motion was unanimously approved.

**TPD Supplement #3 Approval-West End Intersection Project:** A motion was made by Councilman Kreider and seconded by Councilwoman Noel to approve supplement #3 payment in the amount of \$12,500.00. The motion was unanimously approved.

**Memorial Park Refreshment Stand Mural- West Wall:** After discussion, Council tabled this until the May 2025 meeting.

**Fire Police Request:** It was moved by Councilwoman Hastings and seconded by Councilman Braightmeyer to approve the fire police requests from Strasburg Borough for May 10, 2025 Kat's 5K, and May 26, 2025 Memorial Day parade and Robert Fulton Fire Company for April 5, 2025 for their mud sale. The motion was unanimously approved.

**PennDOT License Plate Replacement Drive-Thru Site Approval:** A motion was made by Councilwoman Noel and seconded by Councilman Braightmeyer to authorize the use of the municipal building grounds for a drive-thru site for residents to receive replacement license plates. The Borough would need to provide two (2) police officers during a weekday evening for 2 hours of operation of this site. The motion was unanimously approved.

**Auditor recommendation-Escrow account:** After a recommendation from our auditors White, Rudy LLC, Michelle Evans talked to our representative at PNC Bank about opening an account just for our escrow money received for projects in the Borough. The auditors were fine with one account for all escrow monies and our accounting office keeping track of all projects on spreadsheets. Councilwoman Noel made a motion to approve the opening of an escrow account at PNC bank. The motion was seconded by Councilman Kreider. The motion was unanimously passed.

**Auditor recommendation-Money to PLGIT:** Per Auditors recommendation, Michelle Evans spoke to our PNC bank representative and she was able to up our interest on our PNC accounts to be competitive with PLGIT rates. Council was fine with staying with PNC and not moving monies to PLGIT.

**FINANCIAL REPORTS AND MONTHLY BILLS – March 31, 2025:** Council received the financial report and the bills for March 2025. It was moved by Councilman Braightmeyer and seconded by Councilman Kreider that the financial report be received and the monthly bills for March in the amount of \$136,060.99 be ratified. The motion passed unanimously.

**POLICE DEPARTMENT REPORT:** No report.

**ZONING OFFICER REPORT:** Council accepted the March report as submitted.

**QUARRYVILLE BOROUGH AUTHORITY:** The March 18, 2025 meeting minutes were reviewed by Council.

**PLANNING COMMISSION:** The March 19, 2025 meeting minutes were reviewed by Council.

**STREETS/INFRASTRUCTURE/PARKS COMMITTEE:** The March 11, 2025 meeting were reviewed by Council.

**MAYORS REPORT:** None

**OLD BUSINESS:**

**a. Video Recording of Public Meetings Discussion:** After discussion Council decided there is no need to make new guidelines for this matter.

**B .Chicken Committee Report:** Susan Noel reported that the chicken committee would like to amend the ordinance to say “No roosters, cockerels or cocks allowed in the Borough limits”. Councilman Braightmeyer made a motion to modify the ordinance and Susan Noel seconded. The motion was unanimously passed.

**NEW BUSINESS:**

**Accept resignation of Jane Keeler ZHB:** A motion was made by Councilwoman Noel and seconded by Councilman Braightmeyer

to accept the resignation of Jane Keeler from the Zoning Hearing Board. The motion was approved. The Council will look into other candidates to fill this spot.

**E-bike Discussion:** After discussion on the matter of E-bikes on sidewalks, Council will table this until more information is out about this new concern. Resident Devon Groff stated that LTAP will be hosting information on this matter, which could be a help in setting guidelines for this concern.

**Security system upgrade:** Council tabled this discussion until next month when more information and all options are explored.

**PUBLIC COMMENT:** Devin Groff of Northview Lane asked if PennDOT had any plans in the works for State Street: lane widths, bike lanes or traffic calming plans. Jim Hassinger of Wheatfield Court asked if there were any plans to connect Meadow Lane/State Street to the Enola Trail. Borough Manager Scott Peiffer answered these questions.

**Executive Session-Personnel- Borough Manager Contract:** Diane Hastings made a motion to enter into executive session at 8:08 pm. The motion was seconded by Brian Braightmeyer. The motion was approved. Council returned to regular session at 8:29pm.

**ADJOURNMENT:** At 8:45 PM, Council President Kemper called for a motion to adjourn. It was moved by Councilwoman Hastings and seconded by Councilwoman Noel that the meeting be adjourned. The motion to adjourn was unanimously approved.

Respectfully submitted,

Michelle Evans  
Assistant Borough Manager/Secretary Treasurer