

QUARRYVILLE BOROUGH PLANNING COMMISSION

APRIL 17, 2023

The Quarryville Borough Planning Commission held their monthly meeting on Monday, April 17 2023 at the Borough Municipal Building. The meeting was called to order at 7:00 PM with the following members present: Diane Hastings, Jeff Minnich, Anthony Cavallaro, Donald Evans and Amanda Stevens. Scott Peiffer, Borough Manager and Judy Aspril, Administrative Assistant were also present.

George Smith, Borough Engineer, Keith Campbell, Smith Drive Developer and Dave Kegezize, engineer for the developer were in attendance.

PUBLIC COMMENT: No comments were made.

APPROVAL OF PLANNING COMMISSION MINUTES – MARCH 20, 2023: It was moved by Jeff Minnich and seconded by Anthony Cavallaro that the minutes of the March 20, 2023 meeting be approved as written. The motion was unanimously approved.

OLD BUSINESS:

Smith Drive Subdivision Final Plan: By letter dated April 17, 2023, ELA Group provided the following comments for the South Smith Drive Final Subdivision and Land Development Plan:

Waiver Requests: The following waivers were approved during preliminary planning.

1. Section 355-609.A(1) – Clear Sight Triangle - No conditions imposed.
2. Section 355-503.I.(2) – Requirement of a Traffic Impact Study - The proposed fee-in-lieu shall be paid to the Borough as part of Final Plan approvals. It is noted the Developer is not opposed to Borough Council applying the \$9,500 fee-in-lieu toward costs to construct a pedestrian way from West Fritz Avenue to the Quarryville Library. This shall be resolved to the satisfaction of Borough Council.

Subdivision and Land Development Review:

1. Once all revisions have been completed and plans approved by the Borough, all certificates on the Cover Sheet shall be signed and sealed.
2. Based on the submitted Engineer's Opinion of Construction Costs for the required site improvements (including required 10% contingency), an Improvement Guarantee or Letter of Credit account shall be provided to the Borough for review and approval prior to Final Plan recording in the amount of \$1,961,010 (Section 355-409.E).

3. Final approval of the proposed water and sewage design shall be provided by the Quarryville Borough Authority (Section 355-623 and 355-624). Proposed placement of trees shall be confirmed acceptable in relation to the water/sewer laterals (i.e., Lot 14, 31, etc.).
4. The Homeowners' Association agreements and documentation shall be submitted to the Borough/Borough Solicitor for review and approval. The HOA agreements shall address the required ownership and maintenance of the stormwater collection, conveyance and management systems (including riparian buffer, proposed BMP basin, proposed rain garden, etc.). The HOA agreement shall be consistent with Utility Notes-Storm Drainage Note No. 1. In addition, it is recommended that considerations for the proposed wall that spans several lots be part of the HOA documents.

Roadway Considerations:

1. All considerations (timing, obligations, etc.) for the dedication of required Right-of-Way and Street Opening Resolutions shall be executed with the Borough/Borough Solicitor.
2. No parking areas along the proposed roadways and South Smith Drive shall be confirmed with the Borough.
3. Any required easements and agreements for offsite improvements and grading outside of the dedicated Right-of-Way shall be established. It is unclear from the plans if roadway improvements will extend outside of the Right-of-Way for the Kilby and Braightmeyer properties. Consideration for a reduced grass strip (proposed as 4') between the curb and sidewalk could be considered by the Borough as required to minimize impact to the properties.
4. The following shall be addressed regarding the reconstruction of South Smith Drive:
 - At station 1+85 spot elevations are showing the bottom of the curb is higher than the centerline.
 - There is 0.03' of fall along the curb line from the northern depressed curb of Ridgewood Road to the center of curb radius. It would appear an inlet at this location would be required.
 - The reconstruction of the existing driveway for the Anderson property shall be confirmed acceptable by the Borough.
 - The reconstruction of the existing driveway for the Anderson property shall be confirmed and approved by the property owner. Appropriate agreements shall be executed with the impacted property owners, subject to review and approval of the Borough/Borough Solicitor.
5. The following shall be addressed regarding the proposed Ridgewood Road connection to West Fritz Avenue:
 - The Borough shall approve the location of the proposed curb returns of Ridgewood Road and ensure an appropriate offset for

any future widening of West Fritz Avenue. The proposed curb ties into existing pavement.

6. All Easements/Right-of-Way for the proposed cul-de-sac (and all other site improvements) shall be secured.
7. Enforcement of the proposed restricted parking and signage shall be established with the Borough.
8. The proposed street lighting as shown on Sheet LA-1 shall be confirmed acceptable to the Borough.
9. Comments and requirements of the Borough Public Works Department shall be addressed.

Storm Water Management Review:

1. Fencing or access discouragement around the proposed basin facilities shall be discussed with the Borough based upon the proximity of the basin to the residential lots.
2. A Stormwater Management Agreement and Declaration of Easement, in recordable form, that clearly sets forth the ownership and maintenance responsibilities for all temporary and permanent storm water management facilities shall be submitted to the Borough/Borough Solicitor for review and approval.
3. It shall be determined if the Riparian Buffer Easement shall be part of the Stormwater Management Agreement and Declaration of Easement or a standalone Riparian Buffer Easement Agreement needs executed.
4. An Operation and Maintenance Plan shall be provided and shall address all requirements as noted in SWMO Section 343-603. The Operation and Maintenance Plan shall be provided as part of the Stormwater Management Agreement and Declaration of Easement.

Zoning Review:

1. All comments as offered by the Borough Zoning Officer shall be addressed.

General Review:

1. Comments and requirements of the Borough Solicitor shall be addressed as part of Final Plan approvals.
2. Any review comments as offered by the Lancaster County Planning Commission should be addressed, as applicable, to the satisfaction of the Borough.
3. All required legal documentation such as a Developer's Agreement, shall be prepared and reviewed by the Borough/Borough Solicitor and then finalized/executed prior to recordation of the Final Plan.
4. Upon approval and recording of the Final Plan, revised Deeds shall be recorded for the subject tracts. It is recommended Draft Deeds/Legal Descriptions be submitted to the Borough/Borough Solicitor for review and approval.

5. Continue coordination with the Borough regarding a proposed connection to the Quarryville Library.

Anthony Cavallaro commented on the lack of time for Commission members to review these comments as the letter was only received at this meeting. Mr. Cavallaro recommends implementing the requirement that all documentation be received 5 days prior to the scheduled meeting to allow review time.

After review and discussion of the comments, it was moved by Jeff Minnich and seconded by Amanda Stevens to recommend to Council that conditional approval be granted for the South Smith Drive Final Subdivision and Land Development Plan, conditional upon addressing all comments in the ELA review letter dated April 17, 2023 and any comments and requirements offered by Lancaster County Planning Commission and the Borough Solicitor when received. The motion was approved by a vote of 3 to 2 with Anthony Cavallaro and Donald Evans voting nay.

Short Term Rentals: Borough Council has requested Planning Commission proceed with developing an Ordinance regulating Short Term Rentals. A Short-Term Rental Regulations pamphlet from Lancaster County Planning Commission and sample Ordinances from several local communities were distributed for review. Discussion and recommendations will continue at the May 15, 2023 Planning Commission meeting.

NEW BUSINESS: No new business was discussed.

Adjournment: There being no further business, it was moved by Jeff Minnich and seconded by Anthony Cavallaro that the meeting be adjourned. The motion was unanimously approved and the meeting adjourned at 8:00 PM.

Respectfully submitted,

Judy Aspril
Administrative Assistant