

# QUARRYVILLE BOROUGH PLANNING COMMISSION

**April 20, 2026**

The Quarryville Borough Planning Commission held their monthly meeting on Monday, April 20, 2026 at the Borough Municipal Building. The meeting was called to order at 7:00 PM by Diane Hastings with the following members present: John Chase, Amanda Stevens, and Jeff Minnich; Stella McComsey, Mayor and Michelle Evans, Borough Manager were also present. Donald Evans was absent.

**PUBLIC COMMENT:** No comments were made.

**Level Edge Construction:** Mack Engineering represented Solanco Building Supply for the following waiver requests to the Subdivision and Land Development Ordinance and Stormwater Ordinance:

**1. SALDO Section 355-406- Preliminary Plan Requirements**

**Waiver Request:** Waiver to permit submission as a combined Preliminary/Final Plan.

**Justification:** The project does not require a separate Preliminary Plan, and all information needed for full Township review is included in the combined submission. Granting this waiver provides the minimum relief necessary without affecting the intent of §355-406.

ELA has approved this waiver request. Jeff Minnich made a motion and Amanda Stevens seconded to accept this waiver request with conditional approval of ELA's letter dated March 20, 2026. The motion was unanimously approved.

**2. SW Section 343-307.C.(1) -Conveyance pipe minimum slope is 1.0% for pipes outside public right of way.**

**Modification Request:** Requesting a waiver to allow minimum pipe slope of 0.5% (in lieu of the required 1.0%) for conveyance pipes outside the public right of way.

**Justification:** The reduced slope will allow us to minimize subsurface earth disturbance and avoid unnecessary excavation. This approach preserves existing site grades, reduces construction impacts, and maintains adequate flow capacity. The design has been reviewed by a licensed professional engineer and meets all functional and hydraulic requirements.

ELA has approved this waiver request. Amanda Stevens made a motion and Jeff Minnich seconded to approve this modification request with conditional approval of ELA's letter dated March 20, 2026. The motion was unanimously approved.

**3. Section 343-302.A.(2)(c)- 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.**

**Waiver Request:** Requesting a waiver from Section 305.A.2.c which limits loading ratios for volume control facilities in Karst areas to 3:1 impervious drainage area to infiltration area and 5:1 total drainage area to infiltration area.

**Justification:** The previously approved design for Basin 2 utilized ratios of 4.73:1 (impervious) and 731:1 (total). Our revised proposal reduces these to approximately 4.7:1 and less 6:1, respectively. In addition, we completed

additional infiltration testing onsite, and the design incorporates a conservative factor of safety of 3.0 for the infiltration rate.

John Chase made a motion and Jeff Minnich seconded to give conditional approval for this waiver request per ELA's letter dated March 20, 2026. The motion was unanimously approved.

Mack Engineering stated that they will comply with all of the conditions on ELA's letter. Diane Hastings made a motion and Amanda Stevens seconded to recommend to Council to approve all waiver requests per ELA's letter dated March 20, 2026 and Josele Cleary's letters dated November 29, 2025 and March 28, 2026. The motion was unanimously approved.

**40 N. Church Street-** David Miller Associates represented the property owner and stated that they will comply to all ELA's comments on letter dated April 14, 2026 and Solanco Engineering email dated April 4, 2026. Property owner is asking to stone a parking area and walking path. Amanda Stevens made a motion and John Chase seconded to recommend to Council to approve this stormwater management plan per ELA's letter and Solanco Engineering's email. The motion was unanimously approved.

**Keen & Green, LP –** Amanda Stevens made a motion and Jeff Minnich seconded to recommend to Council to approve wavier request from plan processing as stated in the Borough Subdivision and Land Development Ordinance of 1-7-1991. The plan processing will be waived to Eden Township. The motion was unanimously approved. John Chase abstained from this vote due to a conflict of interest.

**APPROVAL OF PLANNING COMMISSION MINUTES – FEBRUARY 18, 2026:** It was moved by John Chase and seconded by Amanda Stevens that the minutes of the February 18, 2026 meeting be approved. Motion passed.

**OLD BUSINESS/NEW BUSINESS:**

Diane Hastings let the committee know about the Town Hall meeting on Monday, May 4, 2026.

**Public Comment:** No comments were made.

**Adjournment:** There being no further business, it was moved by Amanda Stevens and seconded by John Chase to adjourn. Motion passed and the meeting was adjourned at 8:00 PM.

Respectfully submitted,

Michelle Evans  
Borough Manager