

# QUARRYVILLE BOROUGH PLANNING COMMISSION

## DECEMBER 19, 2022

The Quarryville Borough Planning Commission held their monthly meeting on Monday, December 19, 2022 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, John Chase and Bill Slocum. Scott Peiffer, Borough Manager and Michelle Evans, Administrative Assistant were also present. Amanda Stevens who will be replacing Bill Slocum was also in attendance.

**PUBLIC COMMENT:** No Comment.

**APPROVAL OF PLANNING COMMISSION MINUTES – NOVEMBER 21, 2022:** It was moved by Bill Slocum and seconded by Anthony Cavallaro that the minutes of the November 21, 2022 meeting be approved as written. The motion carried with John Chase abstaining.

### **OLD BUSINESS/NEW BUSINESS:**

**A. 2023 Calendar:**

Review of the 2023 calendar

**B. Smith Drive Subdivision 90-day extension:**

Planning commission requested and received the 90-day extension.

**C. Smith Drive Subdivision Review:**

Keith Campbell was here to answer questions from residents. A question came up about who is responsible for putting the sidewalks in and the answer was stated that sidewalks will be done by the developer. Scott Peiffer will contact our solicitor to find out who is responsible for maintaining the sidewalk between the Kilby and Braightmeyer properties for the public use walkway to the library. George Smith III from ELA stated that the developers will be compliant with Borough ordinances and as our engineer, he does not see any problem with the developers plans.

**D. Fritz Avenue Subdivision Review/Conditional Approval:**

Scott Peiffer reported that he received a call that RGS would like to come with a clean plan to the next Planning Commission meeting in January.

**E. Goods Store Lot Add On & Land Development Plan-Phase 1 Review:**

Representatives for Good's store were present to discuss their plans for Phase 1. They stated that they would like to get Phase 1 started in the Spring because of the impending intersection repair. Phase 1 includes expanding

parking on the old dry cleaner property and opening access off of 5<sup>th</sup> Street as soon as possible. The following waivers were approved after discussion with George from ELA.

1. 6" curbing on the interior curb: It was moved by Jeff Minnich and seconded by Bill Slocum. The motion was unanimously approved.
2. Submission of preliminary plan as a final plan: It was moved by John Chase and seconded by Jeff Minnich. The motion was unanimously approved.
3. Plan scale to submit project at a 1"=30' scale: It was moved by John Chase and seconded by Anthony Cavallaro. The motion was unanimously approved.
4. Loading ratio of 17.2:1 impervious and 22.2:1 total conditional on the following: 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 system 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. It was moved by Jeff Minnich and seconded by Bill Slocum to accept the loading ratio with the listed conditions. The motion was unanimously approved.

It was moved by Jeff Minnich and seconded by Anthony Cavallaro to recommend to Borough Council that conditional approval be granted for the Good's Store Phase 1 Land Development plan with the condition that all comments from the ELA review letter dated December 15, 2022, the Lancaster County Planning Department memo dated December 6, 2022 and the Morgan, Hallgren, Crosswell & Kane, P.C. review letter dated November 19, 2022 are satisfactorily addressed. The motion was unanimously approved.

**Adjournment:** There being no further business, it was moved by Bill Slocum and seconded by Anthony Cavallaro that the meeting be adjourned. The motion was unanimously approved and the meeting adjourned at 8:45 PM.

Respectfully submitted,

Michelle Evans  
Administrative Assistant