

QUARRYVILLE BOROUGH PLANNING COMMISSION

FEBRUARY 21, 2023

The Quarryville Borough Planning Commission held their monthly meeting on Tuesday, February 21, 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, Dan Hushon and Amanda Stevens. Scott Peiffer, Borough Manager and Michelle Evans, Administrative Assistant were also present.

PUBLIC COMMENT: No Comment.

APPROVAL OF PLANNING COMMISSION MINUTES – JANUARY 16, 2023: It was moved by Jeff Minnich and seconded by Dan Hushon that the minutes of the January 16, 2023 meeting be approved as written. The motion was unanimously approved.

OLD BUSINESS:

A. Fritz Avenue Subdivision Plan Review: George Smith from ELA reported that he analyzed the water runoff on Fritz Avenue. George met with RGS and they have agreed to run drain pipes and add inlets to capture drainage. George explained to Fritz Avenue residents who were present where the inlet placement would be. RGS will submit revised plans to Planning Commission. ELA is happy with this plan and believes that this will alleviate the water runoff that currently exists.

B. Smith Drive Subdivision Preliminary Plan Conditional Approval Recommendation: Dave Kegerize, Towne Square Engineering, reported changes that were made since the last meeting. Oak Court has been renamed to Edgewood Court. HOA documents and plans have been established and were given to the Planning Commission. Six (6) new street lights have been added which will comply with the PPL standard. The Conservation District has given them verbal approval, they are waiting for the approval in writing. ELA reviewed the following waiver requests:

1. Section 355-609.A(1) – Clear Sight Triangle

This section of the Ordinance requires clear sight triangles shall be provided at all street intersections and all such triangles shall be established from a distance of one-hundred feet from the point of intersection of the center lines.

It is proposed waiver the 100-foot clear sight triangle for the southwest corner of existing West Fritz Avenue and proposed Ridgewood Road intersection, on property owned by Daniel W. & Katherine B. Kilby (Lancaster County Parcel Number 530-69686-0-0000).

The justification is based upon the following:

- The Kilby property contains an existing 75-foot clear sight triangle easement at the proposed Ridgewood Road intersection location.
- West Fritz Avenue is not a through street at the proposed intersection location at the western end of West Fritz Avenue.
- The existing 75-foot clear sight triangle will provide a view of the two (2) existing driveways west off West Fritz Avenue at the proposed Ridgewood Road intersection (see enclosed exhibit). The existing 75-foot clear sight triangle should pose no hazard to public safety.
- This waiver request represents the minimum modification possible to the ordinance, will serve the purposes of those sections of the ordinance, and will protect the public safety.
- The proposed improvements are presented on the Preliminary Subdivision and Land Development Plan.

It is ELA's recommendation that this waiver be approved. Dan Hushon made a motion to accept waiver #1 Section 355-609.A(1). Anthony Cavallaro seconded. The motion was unanimously approved.

2. Section 355-503.I.(2)- Requirement of a Traffic Impact Study

This section requires a traffic impact study be provided as shown on Appendix III.

The justification is based upon the following:

- Applicant proposes a \$9,500 fee-in-lieu of the Traffic Impact Study provided by the Applicant as a contribution to the cost of off-site improvements to South Smith Drive.
- This waiver request represents the minimum modification possible to the ordinance, will serve the purposes of the ordinance, and will protect the public safety.

It is ELA's recommendation that this waiver be approved conditional on the proposed fee-in-lieu of being determined acceptable to the Borough and being paid as part of Final Plan approvals. Amanda Stevens made a motion to approve waiver #2 Section 355-530.I.(2) conditional on the proposed fee-in-lieu of being determined acceptable to the Borough and being paid as part of Final Plan approvals. Dan Hushon seconded. The motion was unanimously approved.

3. New Request: Section 355-406-Preliminary Plan

This section requires a Preliminary Plan submission and approval prior to a Final Plan Submission.

The justification is based upon the following:

- The plan includes a detailed design required for Final Plan.
- The Applicant does not foresee any significant changes to the plan that would be required between a Preliminary Plan and Final Plan submission.

- A Preliminary Plan and Final Plan approval process would be redundant for South Smith Drive Subdivision and provide no benefit to the Applicant or Borough.
- This waiver request represents the minimum modification possible to the ordinance, will serve the purposes of the ordinance, and will protect the public safety.

It is ELA's recommendation that this waiver be denied. The plans were officially submitted to the Borough and LCPC as a Preliminary Plan Application and reviewed as such by the Borough, County, Borough Solicitor, and Borough Engineer. It was moved by Jeff Minnich to take the recommendation of ELA and deny this waiver. Dan Hushon seconded. The motion was unanimously approved.

Jeff Minnich made a motion to recommend to Borough Council the conditional approval of the Smith Drive Subdivision Preliminary Plan. With the consideration of the letter dated February 17, 2023 from ELA, the letter dated February 20, 2023 from Josele Cleary, approval from ARRO, GHD, LCPC and Quarryville Borough Authority. Amanda Stevens seconded. The motion was unanimously approved.

NEW BUSINESS:

Scott Peiffer reported that the Comprehensive Plan is complete and available on the Borough website or a hard copy can be picked up in the office. Scott also reported about PennDot Connects. Scott is looking into creating maps for all information in the Borough (street signs, street inventory, water/sewer information). Gathering this information will help in receiving grants for future work in the Borough. The first goal of this is traffic calming with a second goal of economic development.

Scott also reported that as more questions come up about Short Term rentals (Airbnb) in the Borough, he would like Planning Commission to be involved in these decisions.

Jeff Minnich had some questions about the Zoning Hearing on February 27, 2023 for a variance request for 117 East State Street. Jeff Minnich made a motion to recommend to the Zoning Hearing Board that 117-119 East State Street be left as commercial. Anthony Cavallaro seconded. The motion was unanimously approved.

Adjournment: There being no further business, it was moved by Dan Hushon and seconded by Amanda Stevens that the meeting be adjourned. The motion was unanimously approved and the meeting adjourned at 8:00 PM.

Respectfully submitted,

Michelle Evans
Administrative Assistant