

QUARRYVILLE BOROUGH PLANNING COMMISSION

FEBRUARY 21, 2022

The Quarryville Borough Planning Commission held their monthly meeting on Monday, February 21, 2022 at the Borough Municipal Building. The meeting was called to order at 7:00 PM with the following members present: Diane Hastings, Anthony Cavallaro, Jeff Minnich, John Chase and Dan Hushon. Scott Peiffer, Borough Manager, and Michelle Evans, Administrative Assistant were also present.

PUBLIC COMMENT: No public comment.

APPROVAL OF PLANNING COMMISSION MINUTES – DECEMBER 20, 2021: It was moved by Jeff Minnich and seconded by Anthony Cavallaro that the minutes of the December 20, 2021 meeting be approved as written. Motion unanimously approved.

CONDITIONAL APPROVAL OF EPHRATA NATIONAL BANK LOT CONSOLIDATION PLAN/STORMWATER MANAGEMENT PLAN FOR 101 & 107 EAST STATE STREET:

Joel Young from Rettew and James Brown from Ephrata National Bank were present to seek conditional approval for consolidating 101 & 107 East State Street to allow for drive-thru lanes at Ephrata National Bank. He stated that they will demolish the garage and have an ATM lane, a bypass lane and two (2) drive-thru lanes. Ephrata National Bank will get an agreement with the individual who owns the private alley. They will post traffic signage with directions for the flow of traffic. They received a letter from ELA and they have no problems with ELA's comments. Ephrata National Bank is hoping for a grand opening date of March 14th, 2022 subject to approval from Planning Commission. It was moved by Jeff Minnich and seconded by Dan Hushon to conditionally approve this request subject to addressing LCPC and ELA comments deemed appropriate by staff. Motion unanimously approved.

OLD BUSINESS/NEW BUSINESS:

COMPREHENSIVE PLAN: Steve Shivery, Bobbie Maser, Mike Peifer, and Kathy Patterson from Christiana Borough along with Gwen Newell from Lancaster County Planning Commission (LCPC) were present. Gwen brought the following future land use maps for each Borough to give LCPC input:

1. **Growing Responsibly in Urban Growth Areas:** Look at the next 5-10 years to see where we can grow, work with Townships
2. **Growing Responsibly in Rural Areas:** Look at the next 5-10 years to see where we can grow, work with Townships, redeveloping areas

3. **Taking Care of What We Have:** Preserved farm land and Parks
4. **Connecting People, Place & Opportunity:** Rail trail connection and Sidewalks
5. **Creating Great Places:** Road Networks

LCPC will gather all the information from tonight's meeting, re-do the maps and get the finished product back to the Boroughs for their approval. LCPC hopes to have a draft done by Mid-April. Gwen will get back to us to see if we need to have the March 21st combined meeting.

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 was adjourned at 8:30 PM.

Respectfully submitted,

Michelle Evans
Admin. Asst.