

QUARRYVILLE BOROUGH PLANNING COMMISSION

JANUARY 16, 2023

The Quarryville Borough Planning Commission held their monthly meeting on Monday, January 16, 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, John Chase, Dan Hushon and Amanda Stevens. Scott Peiffer, Borough Manager and Michelle Evans, Administrative Assistant were also present.

PUBLIC COMMENT: No Comment.

REORGANIZATION OF OFFICERS: It was moved by John Chase and seconded by Jeff Minnich that Diane Hastings be Chairperson of Planning Commission. The motion was unanimously approved. It was moved by Diane Hastings and seconded by Jeff Minnich that Dan Hushon be Vice-Chairperson of Planning Commission. The motion was unanimously approved.

APPOINTMENT OF RECORDING SECRETARY: It was moved by Diane Hastings and seconded by Dan Hushon that Michelle Evans be appointed the recording secretary for the Planning Commission. The motion was unanimously approved.

APPROVAL OF PLANNING COMMISSION MINUTES – DECEMBER 19, 2022: It was moved by Anthony Cavallaro and seconded by Jeff Minnich that the minutes of the December 19, 2022 meeting be approved as written. The motion was unanimously approved.

OLD BUSINESS/NEW BUSINESS:

A. Fritz Avenue Subdivision Review/Conditional Approval: RGS is requesting the following waivers:

1. Section 355-406 – Submission of Preliminary Plan

This section of the Ordinance requires the preliminary plan shall conform to the most recent administrative regulations adopted by the Borough Council for such purposes. It is proposed to forego a separate Preliminary Plan submittal and instead submit the plan as a combined Preliminary/Final Plan. The justification is based upon the following:

- This plan proposes subdivision of 13 single family lots on 4.6 acres.
- Based on the minimal scope of the project, and that the plan will be filed as a single phase, a separate Preliminary Plan is unnecessary.

- The proposed alternative will provide all of the applicable preliminary and final plan application requirements as stated in sections 355-502, 355-503, 355-504, and 355-505 of the ordinance on one plan.
- This will avoid the Township's review of what would essentially be the same plan submitted twice if both Preliminary and Final application were filed individually.
- All information necessary for the offer of dedication of Fritz Avenue has also been identified.
- Considering the minor scope of the project, the proposed alternative addresses both the Preliminary and Final requirements, as intended by the ordinance.

Our engineer, ELA, recommends approval of this waiver. Jeff Minnich made a motion to accept waiver #1. Dan Hushon seconded. The motion was unanimously approved.

2.Section 355-609.A – Clear Sight Triangle

This section of the Ordinance requires clear sight triangles shall be provided at all street intersections...such triangles shall be established from a distance of...one hundred feet from the point of intersection of the center lines. It is proposed to utilize a 75-foot clear sight triangle on the lands of Mr. Robert W., Jr. and Sandra L. Ross of 506 Smith Drive which has been established at the existing intersection as part of prior plans of record. The justification is based upon the following:

- The proposed intersection has been planned to serve single family residential lots prior to the development of the subdivision plan which is the subject of this application.
- The Final Plan of West Ridge Section No. 1, last revised October 11, 1961 and recorded on February 23, 1962 as Subdivision Plan Book 16, Volume 12, established a 75 ft. clear sight triangle on then Lot 2, and the current lands of Mr. Robert W., Jr. and Sandra L. Ross of 506 Smith Drive. The Final Plan of Lot 12 in West Ridge Section No. 1, dated June 18, 1968, and recorded on July 24, 1968 as Subdivision Plan Book J-37, Page 13, established a 100 ft. clear sign triangle on then Lot 12, and the current lands of James C. & Ruthann J. Anderson of 600 Smith Drive, which meets the Borough's requirement.
- The proposed intersection will be stopped controlled within a mature residential neighborhood with limited residential lots accessing the intersection. Thru traffic will be minimal at this intersection, particularly to the south due to the no outlet configuration of South Smith Drive. To avoid additional restrictions on the lands of Mr. Robert W., Jr. and Sandra L. Ross at 506 Smith Drive, the Applicant is requesting that the 75 ft.

clear sight triangles established by the prior plan of record be utilized.

- The intersection is proposed to be stop controlled with a mature residential area, thus a greater clear sight triangle is unwarranted. The existing clear sight triangles referenced from the prior plans of record for this same intersection ensures that the public's safety is maintained as intended by the ordinance.

It is recommended by ELA that the waiver be approved conditional on the following:

- Provide a note on the Plans that indicates all vision-obstructing vegetation/landscaping shall be removed from the clear site triangle 506 Smith Drive as required by the Borough.

Jeff Minnich made a motion to approve waiver #2 with condition listed above. John Chase seconded. The motion was unanimously approved.

3. Section 350-33.A – Sidewalk Construction

This section of the Ordinance requires no grass strip shall be permitted unless all the sidewalks on the same side of the block has a grass strip, and the width of the grass strip must be identical for the entire block. It is proposed to install a grass strip only along the frontage of the proposed residential lots. The justification is based upon the following:

- For the proposed residential lots, the grass strip will allow for the construction of a driveway apron and transition grade, providing for a more uniform sidewalk elevation in relation to the top of curb. For existing adjoining residential lots, the Applicant is proposing to construct the sidewalks against the back edge of the curb to minimize disturbance and impacts to the existing lots.
- The approach to constructing the sidewalk against the back of curb meets Section 350-33 of the Borough's Ordinance.
- The request to vary the location of the sidewalk and forgo the construction of the grass strip along the frontage of the existing residential lots minimizes impacts to adjoining property owners, present no safety concerns, and meets the intent of the Borough's Ordinance.

It is recommended by ELA that the waiver be approved. Jeff Minnich made a motion to approve waiver #3. John Chase seconded. The motion was unanimously approved.

4. Section 343-302.A – Volume Controls – Design Storm Method

This section of the Ordinance requires Design Storm Method modeling based on site conditions to ensure that an Applicant does not increase the post-

development total runoff volume for all storms equal to or less than the two-year, twenty-four-hour storm event. It is proposed to construct two (2) stormwater management facilities in accordance with the Pennsylvania Department of Environmental Protection's (PADEP) Managed Release Concept (MRC), in lieu of infiltrating stormwater.

The justification is based upon the following:

- The PCSM design, specifically volume control, is dictated by the underlying geologic conditions. The project's geotechnical engineer, ECS Mid-Atlantic, LLC performed a subsurface exploration and geotechnical engineering analysis to evaluate the existing conditions on-site. Although groundwater was not encountered, infiltration was determined to be negligible (0.00in/hr) within the in-situ soils. In accordance with the recommendations of the project's Licensed Professional Geologist, BMPs designed in accordance with PADEP's Managed Release Concept have been planned to manage the net increase in runoff volume.
- MRC is a post-construction stormwater management (PCSM) strategy that comprises the collection, management, and filtration of captured runoff from the contributing drainage area through a BMP. The BMP should be vegetated and sized to release a portion of the captured runoff through an underdrain. MRC is intended to be used for projects where infiltration is considered infeasible to meet regulatory requirements under §102.8(g)(2).
- Figure 1, as provided by the PADEP, illustrates the components of a typical MRC BMP. (See illustration in the ELA letter dated January 13, 2023)
- MRC is based on 1.2 inches of rainfall as this is equivalent 1.0 inches of runoff from impervious surfaces using the NRCS curve number method. The 2-hour distribution is a common practice used to develop a short duration rainfall pattern for analysis. The design concept requires that runoff is temporarily impounded for use by vegetation, filtered through a soil media, infiltrated through undisturbed soils (where feasible), and released through an underdrain at a pre-determined rate; flow out of the MRC during the 1.2-inch/2-hour storm event must be limited to the managed release (i.e., flow through the underdrain only).
- The design of the proposed stormwater management facilities is reasonable and appropriate for the project, and compatible with the site conditions encountered during soils testing. The loading ratio recommendations are only "rule-of-thumb" guidelines for initial planning and review purposes. Such guidelines are not based on any scientific calculations. The Managed Release Concept analyzes multiple factors, such as release rates, storage volumes, dewatering times, and the offsetting of equivalent impervious areas (i.e., preconstruction vs. post construction condition). The evaluation of loading ratios is unnecessary as the approach to utilize site-specific geologic testing in accordance with the recommendations of the project's geotechnical engineer ensures that the BMPs will function in accordance with the design, as intended by the ordinance and PADEP's MRC strategy alike.

It is recommended by ELA that the waiver be approved with the following noted:

- This approval is based upon ELA's understanding that the PADEP NPDES for post construction stormwater has been reviewed and approved by PADEP.
- It must be understood by the developer and the future adjacent properties owners to the basin that this approach relies on evapotranspiration to dewater the Basins. The basins will have the potential to be fully saturated at times.
- It shall be ensured by the designer that the proposed bmp vegetation for the Basins has been designed for the proposed saturated conditions of the basins. It must be understood by the developer and the future adjacent properties owners to the basin that the side slopes and bottom of the basin are specified to be established in bmp no-mow wetland/meadow vegetation.
- The requested Waiver on Sheet 1 shall be updated to reference the requested Volume Control.

John Chase made a motion to approve waiver #4 with the recommended notes from ELA. Dan Hushon seconded. The motion was unanimously approved.

5. Section 343-307.C(1)- Minimum Pipe Slope (Revised Request)

This section of the Ordinance requires conveyance facilities shall comply with the design criteria of a 1.0% minimum slope. It is proposed to utilize a minimum pipe slope of less than 1.0% between inlets I-C8 to I-C5, I-B3 to I-B2, and M-D1 to FES-D.

The justification is based upon the following:

- To provide for stormwater management on the site, and off-site bypass line is proposed to divert upland drainage. A series of inlets are planned along the northern property line. To avoid excessive excavation near the adjoining properties, the pipe run is proposed at 0.50%.
- A similar condition occurs at FES-D. To provide for extended flow paths in response to PADEP review comments, a pipe slope of less than 1.0% is proposed between I-B3 and I-B2.
- The conveyance lines are intended to remain private.

It is recommended by ELA, that the waiver be approved.

John Chase made a motion to approve waiver #5. Jeff Minnich seconded. The motion was unanimously approved.

Subdivision and Land Development Review

1. Once all revisions have been completed and the plans approved by the Borough, all certificates on the Cover Sheet shall be signed and sealed.
2. Once acted upon by the Borough, the date and status of the waiver requests along with any condition(s) of approval shall be noted on the Plans. The Requested Waivers on Sheet 1 shall be updated.

3. An Improvement Guarantee or Letter of Credit account shall be established based on the estimated cost for the completion of the proposed site improvements as shown on the plan. The following shall be addressed regarding the submitted Cost Opinion dated January 6, 2023(Section 355-409.E):
 - Provide a Line-Item Cost for the required street lighting
 - The Line-Item Cost for the Basin BMP Plantings shall be increased to \$5,000.
4. Storm Drainage - General Note No. E.1 indicates a Homeowners' Association will be established. It is recommended the Homeowners' Association agreements and documentation 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 the proposed BMP basins).
5. Upon approval and recording of the Final Plans, 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.
6. All Agreements, Easements, etc. associated with proposed improvements outside of the Borough's Right-of-Way for proposed sidewalks, modifications to existing driveways, grading, etc. shall be submitted to the Borough/Borough Solicitor for review and approval, and executed as part of the Final Plan. Notation on the Plans referencing requirements such shall be approved by the Borough/Borough Solicitor,
7. All required legal documentation such as a Developer's Agreement, the dedication of Right-of-Way, etc. shall be coordinated with and reviewed by the Borough/Borough Solicitor then finalized/executed prior to final approval of the Plans.

Jeff Minnich made a motion to approve the Subdivision and Land Development Review with the conditions listed and approval from ELA, the Borough Solicitor and ARRO Consulting. Dan Hushon seconded. The motion was unanimously approved.

- B. Smith Drive Subdivision Plan Review:** Keith Campbell was present to ask the Planning Commission if they would approve the revised plans for the Smith Drive Subdivision. Planning Commission declined to give approval without all recommendations from ELA and the Borough Solicitor.
- C. Quarryville Library Access off of Fritz Avenue:** Planning Commission discussed possible access to the Quarryville Library off of Fritz Avenue.
- D. Comprehensive Plan:** Scott Peiffer reported that a Public Hearing for the Comprehensive Plan will be held on Monday, February 6, 2023.

Adjournment: There being no further business, it was moved by Donald Evans and seconded by John Chase that the meeting be adjourned. The motion was unanimously approved and the meeting adjourned at 9:00 PM.

Respectfully submitted,

Michelle Evans
Administrative Assistant