

QUARRYVILLE BOROUGH PLANNING COMMISSION

JANUARY 20, 2025

The Quarryville Borough Planning Commission held their monthly meeting on Monday, January 20, 2025 at the Borough Municipal Building. The meeting was called to order at 7:00 PM with the following members present: Diane Hastings, John Chase, Dan Hushon, Jeff Minnich and Anthony Cavallaro. Scott Peiffer, Borough Manager, and Michelle Evans, Administrative Assistant were also present.

PUBLIC COMMENT: No comments were made.

APPROVAL OF PLANNING COMMISSION MINUTES – December 16, 2024: It was moved by John Chase and seconded by Diane Hastings that the minutes of the December 16, 2024 meeting be approved. The motion was approved with Jeff Minnich, Dan Hushon and Anthony Cavallaro abstaining due to not being in attendance at the December meeting.

OLD BUSINESS/NEW BUSINESS:

Appointment of Secretary – Kelly Wyatt: It was moved by Jeff Minnich and seconded by Dan Hushon to appoint Kelly Wyatt as the Secretary for Planning Commission. The motion was unanimously approved.

Petition to Rezone – Two parcels on North Church Street: After discussion with George from ELA, Mike Davis the solicitor for the property owner and the property owner, a motion was made by Jeff Minnich and seconded by John Chase to recommend to Borough Council the approval for 40 & 44 N. Church Street to be rezoned as C1. The motion was unanimously approved.

Petition to Rezone -302 & 308 West Fourth Street: No one was present to represent this request. Planning Commission had a brief discussion on this request. Planning Commission stated some concerns about this petition to rezone.

Convenience Store Zoning Ordinance Amendment Discussion/Recommendation: After much discussion John Chase made a motion and Dan Hushon seconded to amend The Code of Ordinances Chapter 420 "Zoning" §420-1103, "Special Uses", Section 3, Number 1. The motion was unanimously approved. The ordinance now states the following: The property on which the Convenience Store with Fuel Dispensing Facilities is located shall have a minimum of two road frontages with at least one frontage having a minimum of 350' along a PennDot highway. **The amended ordinance will state:** The property on which the Convenience Store with Fuel Dispensing Facilities is located shall have at least one frontage on a PennDot highway.

Good's Store Plan Review/Discussion: After much discussion the following were approved from the Modification Request letter from Harbor Engineering on behalf of Good's Store.

Street and Sidewalk Ordinance:

1. Section 350-34.A(1) – Curbing

This section of the ordinance requires that the depth of the curbing shall be a minimum of 18 inches; the lower 10 inches shall be eight inches wide, and the remaining eight inches at the top shall transition from a width of eight inches to a width of seven inches at the top of the curb.

Requesting modification to allow a 6" revealed curb height for the internal parking areas and access drive based upon the following justifications:

1. The 6" curb height will adequately define the access drive and parking areas as well as direct stormwater runoff.
2. The 6" curb height will function better for parked vehicles for bumper and door opening clearance.
3. The curb will be privately owned and maintained.

Subdivision and Land Development Ordinance:

1. Section 355-406-Submission of Preliminary Plan

This section of the ordinance requires that a Preliminary Plan be submitted.

Requesting modification of this requirement to allow the proposed Land Development Plan to be processed as a Final Plan. We request this modification based upon the following justifications:

1. The plan is not proposing any new public streets
2. The Final Land Development Plan submission of Phase 2 improvements fully addresses the requirements of both a Preliminary and Final Plan while providing the quality of information that is necessary per the Ordinance.
3. This project will be constructed in a single phase.

2. Section 355-504.A – Plan Scale

This section of the Ordinance requires that Plans be drawn at a scale of 50 feet to the inch.

Requesting modification to allow the use of larger plan scales based upon the following justifications:

1. The Preliminary /Final Plan will show more details of the area of improvement at a larger scale of 1" = 20' and 1" = 30' for the various plan sheets.

Jeff Minnich made a motion and Anthony Cavallaro seconded to approve the above modification requests. The motion was unanimously approved.

Stormwater Management Ordinance:

1. Section 343-302.A.2c.- Loading Ration

This section of the ordinance requires that 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. The maximum loading ratio for volume control facilities in non-karst areas shall be 5:1 impervious drainage area to infiltration area and 8:1 total drainage area to infiltration area. A higher ratio may be approved by the Borough if justification is provided. Hydraulic depth may be used as an alternative to an area-based loading ratio if the design hydraulic depth is shown to be less than the depth that could result from the maximum area loading ratio.

Requesting the loading ratios for the aboveground facility be allowed to exceed the ordinance requirements and, as an alternative, propose the following loading ratios:

Infiltration Basin – BMP 1 – 4.7:1 impervious and 731:1 total

1. The project geologist, in his report, has reviewed and acknowledged the increased loaded ratios and does not identify an increased risk of sinkhole formation based on the proposed design.
2. The stormwater facility will be privately owned and maintained.

Dan Hushon made a motion and Jeff Minnich seconded to approve the above modification request per the conditions set forth by ELA Group Inc. which states:

In consideration of the justifications cited, and specific recommendation by a geotechnical professional, we recommend approval of the waiver conditional on the following:

1. 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 systems 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.
2. If infiltration is professionally determined to be acceptable based upon the infiltration system within a carbonate area, provide a landowner statement on the Plans that indicates: the landowner understands that sinkhole risks exist for the proposed infiltration systems as designed to accommodate the proposed improvements. The landowner assumes all responsibility for any adverse conditions that may develop as a result of infiltration in a carbonate geology area. The infiltration systems shall be monitored for proper performance and a geotechnical professional shall be consulted for any adverse situations that may develop.

2.Section 343-307.C.1 – Minimum Pipe Slope and Minimum Pipe Cover Outside Public Right of Way

This section of the Ordinance requires that conveyance pipes with vehicular loading that is outside the public street right-of-way have a minimum slope of 1.0% and have one foot of cover to stone subgrade.

Requesting modification to allow pipes to have less than 1.0% slope for the following pipes: I-A12 to I-A11; I-A11 to I-A10; and I-A10 to OS-A9 and for multiple pipes to have less than one foot to the stone subgrade under paved areas. We request this modification based upon the following justifications:

1. The pipes with less than one foot of cover below stone subgrade are at a minimum slope of 0.6% or 1.0% based on the connecting pipes or structures and the corresponding grades and the pipes will provide adequate capacity. It is not possible to lower the pipes beyond what is shown due to existing connection points or infiltration facilities.
2. The pipes will be privately owned and maintained.
3. The pipes will be a Class V RCP for better structural integrity under the paved areas.

John Chase made a motion and Dan Hushon seconded to approve the above modification request. The motion was unanimously approved.

Good' Store Land Development Approval: Jeff Minnich made a motion and John Chase seconded the conditional approval of the Good's Store Land Development Plan based on comments from the Borough's engineers and Solicitor. The motion was unanimously approved.

New Business:

Thank you: The Planning Commission would like to thank Michelle Evans for her service as the Secretary of the Planning Commission for the past 4 years.

Public Comment: No comments were made.

Adjournment: There being no further business, it was moved by John Chase and seconded by Dan Hushon that the meeting be adjourned. The motion was unanimously approved and the meeting adjourned at 8:45 PM.

Respectfully submitted,

Michelle Evans
Administrative Assistant