

# QUARRYVILLE BOROUGH PLANNING COMMISSION

OCTOBER 18, 2021

The Quarryville Borough Planning Commission held their monthly meeting on Monday, October 18, 2021 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, Donald Evans and Bill Slocum. Scott Peiffer, Borough Manager, Judy Aspril, Recording Secretary, and Michelle Evans, Administrative Assistant were also present.

**PUBLIC COMMENT:** Steve Gergely with Harbor Engineering presented a proposed plan for Good's Store improvements. The proposal includes expanding Good's Store by doubling the size, new entrances to the store, and 180-190 extra parking spaces. They will also be asking for re-zoning of the properties to the east from R3 to C1 (5 properties would be demolished). This would be completed in phases. Scott Peiffer added that Good's Store has donated the right of way and has invested in the intersection development. Diane asked about the creek behind the store and they will pipe that water. Diane thanked them for coming with their plans and will move on with this at future meetings.

**APPROVAL OF PLANNING COMMISSION MINUTES – AUGUST 16, 2021:** It was moved by Anthony Cavallaro and seconded by Jeff Minnich that the minutes of the August 16, 2021 meeting be approved as written. The motion was unanimously approved.

**FRITZ AVENUE SUBDIVISION:** By letter dated September 27, 2021, the PA Department of Environmental Protection has denied the application for exemption from Act 537 Planning for the Fritz Avenue Subdivision. A copy of the denial letter was given to all members of the planning commission. Barry and Brenda Bard, 341 W. Fritz Avenue and Marietta Peters, 342 W. Fritz Avenue had a question about negotiations that they are having with the developer on utility easements. Diane Hastings recommended that they contact Authority Manager Bill Lamparter for answers regarding utility easements.

**COMPREHENSIVE PLAN:** Gwen Newell from Lancaster County Planning Commission came to give insight on the Southern Lancaster County Comprehensive Plan. Commission members received the latest draft, dated October 12, 2021, for review and comments. Quarryville Borough and Christiana Borough are going to work together on the plan for the southern region. A representative from Lancaster County Planning Commission will attend the November planning commission meeting to work with the boroughs. Gwen invited our planning commission, council and zoning committee to the November 10<sup>th</sup>, county wide meeting to be held at the East Drumore Township

Building. The meeting will focus on one of the five points of interest, "Creating Great Places".

There being no further business, it was moved by Donald Evans 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.