

# QUARRYVILLE BOROUGH PLANNING COMMISSION

SEPTEMBER 19, 2022

The Quarryville Borough Planning Commission held their monthly meeting on Monday, September 19, 2022 at the Borough Municipal Building. The meeting was called to order at 7:00 PM with the following members present: Diane Hastings, John Chase, Jeff Minnich, Dan Hushon and Bill Slocum. Scott Peiffer, Borough Manager, and Judy Aspril, Administrative Assistant were also present.

**PUBLIC COMMENT:** No Comment.

**APPROVAL OF PLANNING COMMISSION MINUTES – AUGUST 15, 2022:** It was moved by Jeff Minnich and seconded by Bill Slocum that the minutes of the August 15, 2022 meeting be approved as written. The motion was unanimously approved.

**SMITH DRIVE DEVELOPMENT REVIEW:** Borough Manager Scott Peiffer, ELA Group Engineer George Smith, Zoning Officer Mark Deimler and developer Keith Campbell reviewed specific items from the ELA comment letter dated August 1, 2022. The following items from that letter were discussed:

A. Subdivision and Land Development Review

2. Phasing – The developer has no intention to phase.

6. Home Owners Association – The developer is not in favor of forming a Home Owners Association. Other options will be presented.

7. Woodland Preservation – A preservation/conservation easement for the flag lots will be provided.

B. Roadway Considerations - Requirements for the following were reviewed.

1. South Smith Drive drainage

2. Improvements to Smith Drive

9. Connection of proposed roadways to existing cartways

D. Zoning

1. A Zoning Variance will be needed for lot #4, #15, and #16 which do not meet the required 80-foot lot width at building setback line.

After discussion, Planning Commission comments included:

1. Consider renaming Oak Court to avoid possible confusion with Oak Lane in the Borough.

2. Clarification of Smith Drive on plan.

3. Development of a bike/walk path to the Quarryville Library.

4. Determination of maintenance responsibility for sidewalks along right-of-way on Ridgeview Drive.

**COMPREHENSIVE PLAN:** The Comprehensive Plan will be provided for a final review and recommendation for approval to Council will be discussed at the October meeting.

**FRITZ AVENUE DEVELOPMENT:** RGS is requesting another 90-day extension for plan approval from Council.

**SHORT-TERM RENTAL ORDINANCE:** The Borough Manager has begun research to develop an Ordinance for short-term rentals.

**PUBLIC COMMENT:** Brian Braightmeyer, 415 W. Fritz Avenue, in regard to the conservation lots in the Smith Drive Development, stated he is aware of other municipalities that require a permit to cut for clearing trees. He also commented that a walk/ride path to the Library should be constructed that would not allow motorcycle access and that the Borough consider “no street parking” on Fritz Avenue rather than sidewalks.

Dan Kilby, 423 W. Fritz Avenue, commented that he would be in favor of a Library access path being located in the proposed development rather than adjacent to his property.

**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 was adjourned at 8:00 PM.

Respectfully submitted,

Judy Aspril  
Administrative Assistant