

LITTLE BRITAIN TOWNSHIP
September 12, 2023

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, September 12th, at the Municipal Building, 323 Green Lane, Quarryville, Pennsylvania. Prior notice of the meeting was given.

Chairman, Jerry Emling, called the regular meeting to order at 7:00 p.m. A moment of silence and reflection was followed by the salute to the Flag.

PRESENT:	Jerry Emling	Daniel S. Beiler	Marcella Peyre-Ferry
	Clark Coates	John F. Beiler	Dan Risk
	Richard Brenneman	Rhonda Heidinger	Christine Sheldon
	Pat Wood	George Osborn	
	Margaret DeCarolis		

MINUTES: Motion made by Ms. Wood, seconded by Mr. Coates and carried to adopt the minutes of the August 8th meeting as printed.

SANITATION: It was reported that Mr. Deimler collected \$285.00 in Sanitation fees during the month of August and issued 1 well permit.

ZONING: It was reported that Zoning Officer, Christine Jackson issued 11 zoning, 8 occupancy, 2 driveway and 4 demolition permits during August along with the acceptance of 1 Zoning Hearing Application and 1 Conditional Use Application. The following zoning matters were also discussed:

- Zoning Hearing Application of Rogelio Vivero who is requesting an appeal of the zoning officer decision on a violation that was issued on July 11th pertaining to the unlawful commercial composting operation taking place at 110 Kirks Mill Road. Following a review of the application, Mr. Emling motioned the Board adamantly oppose the application. Mr. Coates seconded the motion, which carried. Mr. Emling also stated that there have been concerns in the past over spent compost leaching into the stream.
- Conditional Use Application of Jacob B. Beiler of 552 Lloyds Road to place an ECHO unit on his property. The Board agreed to hold the hearing on Tuesday, October 10th at 6 p.m.
- Conditional Use Application of Philip Besancon of 849 Ashville Road to place an ECHO unit on his property. The Board agreed to hold the hearing on Tuesday, October 10th at 6:30 p.m.
- An updated directory of the Lancaster County Planning Department was enclosed for the Boards information.
- A letter received from DEP pertaining to the Water Treatment System located at 400 Nottingham Road being removed as water testing reveals it is no longer necessary.
- Letter received from DEP encouraging the implementation of an individual or regional ACT 537 Sewage Plan. Letter from Township Engineer, Ed Fisher was also enclosed stating that due to the limited growth within the municipality, lack of public sewer and current requirements for the cleaning/inspection of septic systems every 3 years, he believes the Township is managing the issue adequately. Following a review of both

correspondences, a motion was made by Ms. Wood, seconded by Mr. Brenneman and carried authorizing Mr. Fisher to draft the Township's response to DEP.

- Letter received from County Commissioners advising that per ACT 30, which was enacted in June 2018 allowing commercial property access to clean energy financing (C-PACE). The program is a tool for local property owners, developers, and county and municipal governments to encourage economic development and the deployment of clean energy and energy efficiency projects. Per this notification, the county intends to establish a C-PACE program that municipal residents may utilize once the program is established.
- The Board was questioned on the visit of the John Beiler property and the covering he has provided for his reefer trucks. The Board agreed that the covering provided is acceptable for use. The means used at this time will remain acceptable until the zoning ordinance is updated, and more precise guidelines are established. Through discussion it was determined that the Board desires the reefer units to be clustered with the agricultural buildings on the property and that no more than 3 reefer units are allowed per property. The units are also to abide by zoning regulations and generator setbacks listed within the ordinance. Mr. Coates questioned how their attorney was progressing with the proposed zoning revision she had presented to the Board in June. Mr. Beiler indicated she was working with the Township Solicitor, Angela Sanders, on those revisions. Mr. Emling noted how clean and efficient the operations were on the Beiler farm but noted his belief that the units would run more efficiently if they were not out in the direct sun. Mr. Beiler thanked the Board for approving the coverage he provided.

TAXES: It was reported that Tax Collector, Agnes Reeder collected \$92.50 in Real Estate tax, \$67.24 in Interim tax and \$63.98 in street light tax during the month of August.

ROADS: Roadmaster, Dan Risk reported on the following August Road crew activities:

- Mowed road banks.
- Checked on and cleaned at park.
- Mowed at park and municipal building.
- Drained water on Fulton Fulton-Britain Road.
- Cleaned up trees and branches following storm.
- Trimmed trees.
- Picked up sticks and cleaned the trail at the park.
- Filled side gutters.
- Filled in potholes.
- Worked on mower tractors.
- Filled and patched sink hole on Bluff Road.
- Replaced Stop signs.
- Trenched and placed conduit at the park for additional cameras.

PAYMENT OF BILLS: Motion made by Mr. Brenneman, seconded by Mr. Coates and carried authorizing the payment of General Fund checks 13098 through 13137 in the amount of \$72,102.21.

PUBLIC PARTICIPATION: Resident, George Osborn questioned Mr. Beiler about what the Co-Op was doing to assist farmers move their products to prevent them from having to provide

the refrigerated storage. Mr. Beiler indicated the Co-Op built an extremely large storage facility several years ago but once that was filled, it was the farmers responsibility to maintain the produce until needed by the Co-Op.

TOWNSHIP PLANNING COMMISSION: Motion made by Ms. Wood, seconded by Mr. Brenneman and carried to adopt the minutes of the August 22nd Township Planning Commission meeting as presented.

Reuben & Naomi King: Motion made by Mr. Coates, seconded by Ms. Wood and carried to table the plan until all paperwork is presented to and reviewed by the Township Planning Commission.

QUARRYVILLE LIBRARY: Rhonda Heidinger of the Quarryville Library thanked the Board for their continued support and advised that 602 Little Britain Township residents were card members of the library with 14,330 items being checked out by those residents in the last year. She noted several of the programs taking place at the library and their success with the summer reading program.

BLACK ROAD: The Board was advised that PennDOT has now requested an easement agreement be obtained from the property owner on Black Road whose property will be disturbed during this project. Currently the Township Engineer and Solicitor are working on this matter. Mr. Emling advised to call Representative Cutler's office for assistance is there are any further delays obtaining approval through PennDOT.

PORCH ENCLOSURE: The Board was advised that Township Engineer, Ed Fisher has discovered that the framing of the municipal building entrance was not constructed per the architectural plan. He is, however, preparing the bid package and just needs clarification on a few items. The Board reviewed the list of questions presented and drawings of the proposed enclosure. They confirmed they wanted the block on the entrance to meet the current height of what is present and the remainder to be constructed with dryvit. They noted the current light source is acceptable to remain but should be replaced with an LED bulb. They also authorized the new structure to include Little Britain Township Municipal Building on its façade and indicated that posting boards needed to be incorporated into the bid specifications.

CORRECTIVE DEED FOR HOWARD LANE: The Board was advised of an error detected in the previous deed for Howard Lane. Following a brief discussion Mr. Coates motioned to authorize the Board Chairman to execute a Corrective Deed for Howard Lane to correct an error in the legal description in the prior Deed of Dedication which inadvertently mis-numbered Green Lane. Ms. Wood seconded the motion, which carried.

ORDINANCE #1-23: The Board was advised that PennDOT requires a document recorded at the County level to support the renaming of a road. Due to the County refusing to record a Resolution, Ordinance #1-23 was needed to comply with PennDOT regulations. Following the presentation of this information, a motion was by Mr. Coates, seconded by Mr. Brenneman and carried authorizing the adoption of Ordinance #1-23.

2024 MEETING DATES: Motion made by Mr. Coates, seconded by Mr. Brenneman and carried approving the following meeting dates for 2024: January 2nd, February 13th, March 12th, April 9th, May 14th, June 11th, July 9th, August 13th, September 10th, October 8th, November 12^h and December 10th.

HEALTH INSURANCE RENEWAL: The Board reviewed the policies and premiums for health insurance provided by EDH Insurance. The rate increase to maintain the current coverage for employees would be 10.2% with a monthly premium of \$6,603.24. To provide equal coverage through another provider would range from a rate increase of 21.1% through Capital Blue Cross to a rate increase of 37.1% through Geisinger Health. Following a review of the information presented, Ms. Wood motioned the current plan be renewed for another year. Mr. Brenneman seconded the motion, which carried.

RELEASE OF ESCROW: The Board reviewed comments from Township Engineer, Ed Fisher pertaining to the release of escrow the Samuel Esh located on Little Britain Road. Following the review, a motion was made by Ms. Wood, seconded by Mr. Coates and carried authorizing the release of escrow funding being held.

COMPREHENSIVE PLAN: The Board advised that they have reviewed the comments of the Township Planning Commission for pages 19 to 24 of the Comprehensive Plan and are in agreement with all of their recommendations.

BUDGET WORKSHOP: It was noted that a budget workshop would be held following the October meeting.

COMPUTER PROGRAM: Mr. Emling addressed resident, Christine Sheldon advising that her son had approached him previously advising he was aware of some computer programs that he felt may be beneficial to the township. He advised her he was interested in learning more about the programs but has not heard from again. Ms. Sheldon advised her some worked nights, but she would let him know to reach out.

TRAINING/SEMINARS: Upcoming training and seminar information was available for review by the Board.

ADJOURNMENT: At 8:23 p.m. being no further business, a motion was made by Ms. Wood, seconded by Mr. Brenneman and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis
Secretary/Treasurer