

**LITTLE BRITAIN TOWNSHIP
ZONING HEARING BOARD MINUTES
JULY 17, 2024**

The Little Britain Township Zoning Hearing Board met on Wednesday, July 17, 2024 at the Little Britain Township Municipal Building, 323 Green Lane, Quarryville, Pennsylvania. Prior notice was given.

The Zoning Hearing Board Chair, Laurie Topper called the meeting to order at 7:05 p.m.

Members

Laurie Topper
George Osborn
Jeff Wood

Others

Christine Jackson, Zoning Officer/BCO
Solicitor Julie Miller
John T. Petro
Amos K. Zook

Start

Solicitor, Julie Miller had the Zoning Officer/BCO sworn, and confirmed the following: both 398 Green Lane, Quarryville PA 17566 and 256 Nottingham Road, Nottingham PA 19362 were properly posted, the Municipal Building was properly posted with both the hearing notice and agenda, the Municipal website was properly posted, legal notices were run according to the requirements and copies of minutes from both the Little Britain Township Planning Commission and Board of Supervisors had been received. Solicitor Miller entered proof of postings, advertisements, and minutes into the record.

Minutes

Motion made by Laurie Topper seconded by Jeff Wood and carried to accept the June 19, 2024 minutes as written.

John Stoltzfus – 398 Green Lane, Nottingham PA 19362

Attorney, Julie Miller opened the case by announcing a correction to the posted agenda. Said agenda stated John Stoltzfus was requesting a Variance, when he was requesting a Special Exception which is a lesser burden. Seeing as no interested individuals were present the Board moved forward.

Mr. Stoltzfus requested a Special Exception under Section 431 for a total square footage of greenhouse on premise to exceed 5,000 square feet.

Currently, the property contains a 22 x 92 greenhouse and a 30 x 96 greenhouse totaling 4,904 square feet. The request is to build a third house measuring 32 x 100.

The greenhouse will be used to grow flowers to be sold wholesale, at auction. The flowers are transported for sale via a pick-up truck and trailer.

The applicant testified to no outside storage and no livestock will be housed in the structure. Testimony concluded.

Solicitor Miller asked Zoning Officer Jackson if the Planning Commission and Board of Supervisors had any comments or concerns. Ms. Jackson stated both bodies supported the application as outlined in the minutes provided.

Motion made by Laurie Topper, seconded by Jeff Wood and carried to approve the application as presented with the standard conditions.

John T. Petro – 256 Nottingham Road, Nottingham PA 19362

Solicitor, Julie Miller opened the case reminding the members that Mr. Petro and his wife had been before the Board in June requesting relief for the same property. Their relief request was denied, and Mr. Petro has returned with an altered request.

Mr. Petro is requesting a Special Exception under Section 200.4.D to relocate the existing one (1) bedroom conversion apartment, currently located in the rear section of the brick farmhouse, into the West end of the existing detached accessory building, as well as enlarging said conversion to a two (2) bedroom apartment. Mr. Petro presented the Board with a letter and supporting documentation from the Sewage Enforcement Officer, Rick Prettyman approving the move and size increase.

Mr. Petro's second request was a variance from Section 200.3 Permitted Uses to obtain approval to rent the five (5) empty garage bays in the exiting detached accessory building to a contractor for storage. Mr. Petro advised the Board he would not rent to any individual and or contractor who would create noise, dust, odor, have clients coming to the property or otherwise be considered a nuisance to his tenants or adjoining property owners. He did clarify for the record that Pristine Auto Detailing LLC continues to rent two (2) bays in the East end of the building per Zoning Hearing Board approval granted in 2014.

Mr. Petro's third request was for a variance to decommission and remodel the existing one (1) bedroom conversion apartment in the rear of the brick farmhouse into an office.

The Zoning Hearing Board reviewed the testimony given, discussed how the existing detached accessory building had been used for commercial purposes over the years, at one time the entire building was an excavating company. The Board also reviewed the Little Britain Township's Planning Commission and Board of Supervisors recommendations contained in each agency's minutes. Both bodies commented that the office and garage bays should be tied together, rented to the same person, but otherwise supported the request.

At the conclusion of the testimony, and seeing no interested individuals present, the Board moved forward and rendered the following decision. Motion made by Jeff Wood, seconded by George Osborn and carried to:

Recommend approval of the relocation and enlargement of the conversion apartment. Removing the one (1) bedroom attached to the brick farmhouse and placing a two (2) bedroom conversion apartment in the West end of the detached accessory building.

Recommended approval to rent the five (5) remaining garage bays to an individual and or contractor who will not create noise, dust, odor, have clients coming to the property or otherwise be considered a nuisance to Mr. Petro's tenants or adjoining property owners, they will simply store product.

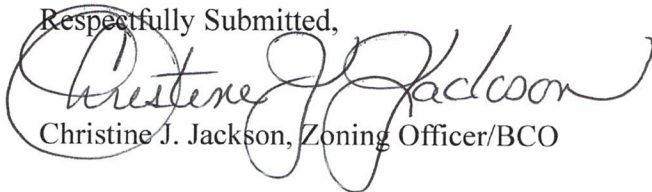
Recommended approval for the one (1) bedroom conversion apartment in the rear of the brick farmhouse to be converted into an office used by the contractor renting the garage bays for storage. Said contractor will simply use this space as an office for their business and may not use this space to meet with clients.

Lastly, all standard conditions apply.

Adjournment

Motion made by Laurie Topper seconded by Jeff Wood and carried to adjourn the meeting at 7:48PM.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Christine J. Jackson". The signature is written in dark ink and is positioned above the printed name.

Christine J. Jackson, Zoning Officer/BCO