

**LITTLE BRITAIN TOWNSHIP**  
**June 11, 2019**

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, June 11<sup>th</sup>, at the Municipal Building, 323 Green Lane, Quarryville, Pennsylvania. Prior notice of the meeting was given.

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

**PRESENT:**

Jerry Emling	Harry Baker	Don Osborne
Clark Coates	Bill Bare	Mary Jane Osborne
Richard Brenneman	Jim Bullitt	Shawna Osborne
Shawn Reimold	George Osborn	Dan Risk
Pat Wood		
Margaret DeCarolis		
Christine Jackson		

**MINUTES:** Motion made by Ms. Wood, seconded by Mr. Coates and carried to approve the minutes of the May 14<sup>th</sup> Board meeting as printed.

**SANITATION:** It was reported that Mr. Stoner turned in \$600.00 in sanitation fees and \$100.00 in well permit fees during the month of May.

**ZONING:** Zoning Officer, Christine Jackson reported issuing 14 zoning, 11 occupancy, 1 driveway, 2 extension and 4 demolition permits during May along with the acceptance of 2 Zoning Hearing Applications and 1 Conditional Use Application. Ms. Jackson also reported on the following:

- Zoning Hearing Application of Emanuel M. Esh seeking a special exception from Section 431 of the zoning ordinance to construct a greenhouse in excess of 5000 square feet on his property located on Schoolhouse Road. The structure would be utilized for curing tobacco and the storage of farm equipment. It was noted that the proposed structure would meet all setback requirements. The Board reviewed the application and noted without comment.
- Conditional Use Application of Vernon Fox to install an ECHO unit on property owned by Jeremiah Sensenig located on Noble Road. Mr. and Mrs. Sensenig are proposed to reside in the unit. A handicapped son is proposed to reside between the ECHO unit and the current home. Following a review of the application, the Board agreed to conduct the hearing on this application prior to their July 9<sup>th</sup> meeting at 6:30 p.m.
- Uniform Construction Code (UCC) Appeal Hearing requested by Donald and MaryJane Osborne seeking a waiver from the automatic sprinkler requirement per section 903.2.1.2 Group A2 of the Construction Code. Attorney Goodman, the Solicitor for the UCC Appeals Board is working to establish a date for the hearing.
- Recent inspection of the Robert Poole property, which was illegally being used a junk yard has completed the cleanup of the property. She will notify the Township Solicitor to advise the property is now in compliance with their agreement with the Township.
- Received information back from the Solicitors pertaining to the updates on the Zoning Ordinance. Numerous grammatical and spelling errors were located and have been corrected. They also identified 25 terms used in the ordinance which are not defined, such as

specific uses that are allowable but not defined in the definition of terms section. They also identified 19 items that were incomplete thoughts or where incorrect wording was used. Ms. Jackson advised these matters could be corrected now or carried over until the next ordinance updated. A discussion pursued pertaining to the items noted and how the process of incorporating these updates would require the ordinance to be referred back to the Township Planning Commission for the drafting and inserting of the definitions prior to the Board approving of the changes and holding a hearing for public comment. Ms. Wood questioned the potential for problems should the items be carried over pending the next update. Ms. Jackson advised that while the omission of these items has not been a problem in the past, there is no assurance they will not pose one now or in the near future. Mr. Emling stated his belief that the corrections be made now to avoid any potential problems later. Ms. Jackson questioned if the Board wished to install regulations pertaining to event venues during this updating process and was advised that should be included. Following all discussion, a motion was made by Mr. Brenneman, seconded by Mr. Reimold and carried to move forward with incorporating all items discovered by the Solicitor, as well as the adding of event venues/wineries to the Zoning Ordinance.

- That the paving of Howard Lane in the Steele Ridge Development has been completed. The development has also obtained the occupancy rate that is required for the developer to submit a request to have the road dedicated to the Township. Ms. Steele has been in touch with the Township Engineer regarding the matter and was advised that an attorney would need to draft a deed of dedication and that a bond in the amount of 15% of the cost of the road would need to be presented to the Township for a period of 18 months along with the dedication request. It was further noted that in order for the Township to obtain Liquid Fuels funding for the road in 2020, that the Board would need to accept the road by September. Ms. Jackson noted that it will be the Townships responsibility to pay for the electric of the streetlights and maintain them and that a light tax for the residents of the development will need to be adopted and implemented. She will obtain more information on this matter from the solicitor.

**TAXES:** It was reported that Tax Collector, Agnes Reeder collected \$,843.96 in Real Estate tax during the month of May.

**ROADS:** Roadmaster, Dan Risk reported on the following May road crew activities:

- Reviewed roads for paving.
- Mowed road banks.
- Hauled mulch to Park.
- Installed merry-go-round at Park.
- Cleaned side gutters.
- Removed tree after hours.
- Checked roads following storm.
- Removed down trees.
- Cleaned inlet boxes.
- Worked on Pine Grove Road.
- Worked at Park.
- Filled potholes.
- Prepared roads for blacktopping and seal coating.
- Mowed at Municipal building.

- Hauled fill dirt.
- Fixed side gutters on Friends Road.
- Performed routine equipment maintenance.

**PAYMENT OF BILLS:** Ms. Wood questioned the proposed payment to Cauler Containers and was advised that the dumping rates for recycling have increased due to the decline in the recycling market. Another rate increase is set to go into effect by the end of the 3<sup>rd</sup> quarter. Upon receipt of the bill, Cauler's was contacted to confirm the accuracy of the billing statement, at which time the Secretary/Treasurer was informed that 4 tons of recyclables was collected on June 1<sup>st</sup>. A brief discussion pursued regarding this matter with the Board advising to keep an eye on the amount of recyclables received going forward. Motion made by Mr. Reimold, seconded by Mr. Coates and carried authorizing the payment of General Fund checks 11382 through 11409 in the amount of \$20,319.26. Mr. Brenneman abstained from voting. Motion made by Mr. Brenneman, seconded by Ms. Wood and carried authorizing the payment of State Fund checks 2016 through 2018 in the amount of \$174,118.03.

**PUBLIC PARTICIPATION:** Resident, George Osborn indicated that games of skill have been in the news recently and wanted to confirm if this matter was addressed within the Zoning Ordinance. Ms. Jackson advised that a zoning hearing is anticipated in the near future on this matter due to games being installed at Little Britain Store that were not authorized. She noted that following several calls and e-mails with the owner of the store that the matter was directed to the manufacture of the machine who acknowledged the need to seek approval for their use through the Zoning Hearing Board. Mr. Osborn questioned if the Board should consider adding guidelines for this use while revising the Zoning Ordinance. The Board authorized Ms. Jackson to discuss the need to include regulations on games of skill within the zoning ordinance. Ms. Wood questioned the time frame authorized for the Sleepy Hollow Road resident who needs to install fencing/screening on their property. Ms. Jackson advised she believed they were authorized 6 months to complete the work, which has already begun.

**PLANNING COMMISSION:** Motion made by Mr. Reimold, seconded by Ms. Wood and carried adopting the minutes of May 28<sup>th</sup> Township Planning Commission meeting as presented.

**STORMWATER MANAGEMENT PLANS:** Zoning Officer, Ms. Jackson presented the following stormwater plans:

**Donald Osborne:** The Board was advised that Craig Williams of Strausser Surveying, Township Engineer, Ed Fisher and the Osborne's met earlier in the day to discuss the plan. Mr. Fisher advised of the reasons behind the requests for the information being sought on the plan and obtained a mutual agreement with Mr. Williams on what needs to be completed on the plan for its acceptance. Following the meeting, Mr. Fisher advised he would be in favor of the plan being signed outside of a meeting once all corrections are completed. Following a review of the plan, Ms. Wood motioned the approval for the signing of the plan outside of a meeting once all work has been completed to Mr. Fisher's satisfaction. The motion was seconded by Mr. Reimold and carried.

**Amos Beiler:** Ms. Jackson advised that all concerns noted on the plan by Township Engineer, Mr. Fisher have been satisfied. Due to the known stormwater issues on this

property, the Board had requested to see the plan again upon its completion. Following another review of the plan, a motion was made by Mr. Reimold, seconded by Ms. Wood and carried to accept the plan as presented.

**Richard Gorgo:** Ms. Jackson presented the plan for the King Pen Road property and advised that an adjoining property owner has concerns over the plan. Resident, Harry Baker of 973 King Pen Road advised the Board he believes the property lines on the plan are inaccurate and that the slope on the lot exceeds what should be considered acceptable for a building lot. Ms. Jackson advised it is an official lot of record and therefore considered buildable if setback cans be met. The Board allowed Mr. Baker to discuss his concerns and advised he contact the surveyor of the property to discuss his lot line concerns. Ms. Jackson noted that the property owners engineer would be present to discuss the plan during the July meeting. Following a review of the information presented, Mr. Coates motioned the Board acknowledge receipt of the plan. Mr. Reimold seconded the motion, which carried.

**EXECUTIVE SESSION:** At 8:04 p.m., Mr. Emling called a for executive session to discuss a legal matter. The meeting was reconvened at 8:19 p.m.

**RESOLUTION #4-19: Lancaster County Hazard Mitigation Plan** – Following a review of the resolution as drafted by the Lancaster County Emergency Management Agency, a motion was made by Mr. Coates, seconded by Mr. Brenneman and carried approving Resolution #4-19, adopting the 2019 Lancaster County Hazard Mitigation Plan.

**TRAINING/SEMINARS:** Upcoming training and seminars were reviewed. Mr. Reimold will attend the Lancaster County Association of Township Supervisors summer meeting and golf outing on July 30<sup>th</sup>.

**ACCEPTANCE OF GIFT CARD:** Ms. Jackson advised that she has spoken with realtor, Christ Taylor several times regarding properties that are advertised incorrectly. (zoning district, subdivision rights available, animals allowed, etc.) He recently sent her three \$10 Amazon gift cards as a thank you for her assistance and diligence in notifying him of the incorrect information before offers are made on the properties. She questioned if the Board wished her to return these items or if they believe it was acceptable for her to retain them. Following a discussion in which the Board was notified that gifts of this value were non reportable under the State Ethics guidelines, the Board indicated they had no objections to Ms. Jackson utilizing the gift cards.

**ADJOURNMENT:** At 8:28 p.m. being no further business, motion was made by Mr. Brenneman, seconded by Mr. Coates and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis  
Secretary/Treasurer