

**LITTLE BRITAIN TOWNSHIP**  
**July 10, 2018**

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, July 10<sup>th</sup> at the Municipal Building, 323 Green Lane, Quarryville, PA. 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.

<b>PRESENT:</b> Jerry Emling	Jim Bullitt
Clark Coates	Sue Bullitt
Richard Brenneman	David W. Harper.
Shawn Reimold	Mary Beth Kutzel
Pat Wood	George Osborn
Christine Jackson	Marcella Peyre-Ferry
Margaret DeCarolis	Dan Risk

**MINUTES:** Motion was made by Mr. Brenneman, seconded by Mr. Coates and carried to adopt the minutes of the June 12<sup>th</sup> meeting as printed.

**SANITATION:** It was reported that Mr. Stoner turned in \$825.00 in Sanitation fees and \$50 for well permits issued during June.

**ZONING:** Ms. Jackson, Zoning Officer reported issuing 9 zoning, 9 occupancy and 4 demolition permits during the month of June along with the acceptance of 3 Zoning Hearing applications and 1 Conditional Use application. Ms. Jackson also reported on the following:

- Zoning Hearing Application of Donald & Mary Jane Osborne of 74 Clendenin Road requesting a special exception of Section 105 of the Zoning Ordinance to convert an existing barn into a special event venue along with variances of Sections 301, 309, 313.1, 313.7, 606.4 and 607.4. As this is a use not provided for in the Zoning Ordinance and the Zoning Hearing Board will be addressing two applications for uses of this nature, comments from the Township Planning Commission were read into the record as follows: The applicant for this venue must accept that it is in an Agricultural Zone which primary purpose is agriculture and is subject to the AG nuisance disclaimer. All users of the venue must be given a copy of the AG nuisance disclaimer sections 200.1 and 200.2 of the Little Britain Township Zoning Ordinance. The applicant will be sensitive to the need to keep both noise and light pollution to a minimum as to not cause unnecessary interruption to the neighborhood. The applicant needs to enforce a strict “lights out” policy for any event held in the proposed venue as to keep noise and lighting to a minimum. The structure is not to exceed 4000 square feet and that parking and outside activities are not to exceed an acre. They would also like to see that the outside use areas are physically marked. Comments from the Township Engineer, Ed Fisher were also reviewed and included the following items: the seating capacity of the venue should be so noted to determine the required parking, water and sewage facilities need to be planned for the venue and that septic service will need to meet DEP requirements for a community use system, any new stone impervious cover will require storm water control, that the Township consider hours of operation and the number of events per month/year, that any outside areas that

are to be used for the venue be shown on the plan and that adequate access for two-way traffic on the main drive be provided. Ms. Wood questioned if the comments from the Township Planning Commission and Engineer would be reviewed by the Zoning Hearing Board. Ms. Jackson advised they would be available but that any/all conditions established are at the discretion of the Zoning Hearing Board. Mr. Reimold indicated his concerns regarding the driveway having adequate sight distance in both directions to ensure traffic could enter and exit the venue safely, as well as, questioning how vehicle stacking on the roadway by individuals waiting to enter the facility, in active lanes of traffic, was going to be safely addressed. Following a discussion on the information presented, a motion was made by Mr. Coates that the Board support all of the recommendations made by the Township Planning Commission and Township Engineer along with requesting that all driveways provide adequate site distance on the roadways entering/exiting the property. The motion was seconded by Ms. Wood and carried. Ms. Jackson advised the hearing on this matter will be held on Tuesday, July 17<sup>th</sup>.

- Zoning Hearing Application of Kenneth & Deborah Helm of 790 Little Britain Road North requesting a special exception of Section 105 of the Zoning Ordinance to construct a bank barn measuring 46' wide by 75' long to store personal equipment and to house a special event venue. They are also requesting variances of Sections 301, 309, 313.1, 313.7, 606.4 and 607.4. Ms. Jackson again read the comments from the Township Planning Commission into the record, which are the same as those stated above. The comments from the Township Engineer include the same suggestions as those noted above along with the verification of the need for a PennDOT Driveway Permit upgrade. Mr. Reimold again indicated his concerns regarding the driveway having adequate sight distance in both directions to ensure traffic could enter and exit the venue safely, as well as, questioning how vehicle stacking on the roadway by individuals waiting to enter the facility, in active lanes of traffic, was going to be safely addressed. Following a review of this application a motion was made by Mr. Coates, seconded by Mr. Brenneman and carried that the Board support all of the recommendations made by the Township Planning Commission and Township Engineer along with requesting that all driveways provide adequate site distance on the roadways entering/exiting the property. Ms. Jackson advised that hearing on this application would be held on Wednesday, July 18<sup>th</sup>.
- Zoning Hearing Application of Chester Caldwell Jr. for a special exception of section 503 of the Zoning Ordinance to expand a non-conforming use by adding a 30' x 40' addition on the home and installing a swimming pool on the property of Chester & Charlene Caldwell who reside at 2635 Robert Fulton Highway. Mr. Caldwell is also requesting an exception of section 606.4 to allow up to 2 years to complete the project. Ms. Jackson advised this property is zoned commercial and reviewed the comments of the Township Planning Commission with the Board. The Board noted the application without comment. Ms. Jackson advised the hearing on this application will be held on Wednesday, July 18<sup>th</sup>.
- Zoning Hearing Application of David Martin of 420 Nottingham Road for a variance of section 438.3 of the Zoning Ordinance to place a structure less than the 300' setback required as he desires to add poultry production to his already existing swine operation. The application notes that the 200' setback he is requesting is consistent with the state's Nutrient Management Act pertaining to intensive commercial livestock operations. Mr. Reimold questioned if the location of the new structure could be relocated to accommodate the setback requirements. Ms. Jackson advised she did not believe so as the

size and the location of the structure would be determined by the poultry company. The Board reviewed the application without comment. Ms. Jackson advised the hearing on this request would be held on Tuesday, July 17<sup>th</sup>.

- Notary certification due to expire. Per current law she must attend a training class prior to obtaining her recertification. Expense of class, notary seal, journal and 4-year bond is \$334.00. Motion made by Ms. Wood, seconded by Mr. Reimold and carried authorizing Ms. Jackson to renew her certification.

**TAXES:** It was reported that Tax Collector, Agnes Reeder reported collecting \$7,502.89 in Real Estate tax and \$171.68 in Interim tax during the month of June.

**ROADS:** Roadmaster, Dan Risk advised of the following June road crew activities as follows:

- Mowed road banks.
- Repaired side gutter and made repairs on Brown Road.
- Re-graded dirt roads.
- Worked on equipment.
- Cleaned park.
- Changed oil in Loader and worked on hydraulics on Backhoe.
- Repaired side gutters on various roads.
- Repaired Backhoe.
- Mowed at Municipal building.
- Worked on Oak Road.
- Hauled and stock piled stone.
- Helped Fulton Township move dirt.

Mr. Risk advised that the maintenance on the garage doors was completed and requested authorization for the payment of the bill on that to Peach Bottom Door in the amount of \$2,895.00. Motion made by Mr. Brenneman, seconded by Ms. Wood and carried authorizing the payment of this bill. Mr. Risk also presented an estimate of \$875.00 for annual maintenance on the doors. A motion was made by Mr. Brenneman to accept the annual maintenance proposal. Ms. Wood seconded the motion, which carried.

**PAYMENT OF BILLS:** Motion made by Mr. Coates, seconded by Mr. Reimold and carried authorizing the payment of General Fund checks 10980 through 11006 in the amount of \$14,078.85 in addition to the payment authorized in the amount of \$2,895 to Peach Bottom Door. Motion made by Mr. Brenneman, seconded by Mr. Coates and carried authorizing the payment of General Fund check 11007 in the amount of \$75.00. Ms. Wood abstained from voting. Motion made by Mr. Coates, seconded by Ms. Wood and carried authorizing the payment of State Fund check 2005 in the amount of \$2,124.16.

**RECESS:** The meeting recessed at 7:30 to conduct a hearing on the proposed amended and restated Zoning Ordinance. The meeting was reconvened at 7:53.

**PUBLIC PARTICIPATION:** Resident, Jim Bullitt thanked the Roadmaster for work he performed on Brabson Road in an effort to slow traffic. Resident, George Osborn questioned if others had received their tax notices from the school district and expressed concern over the

increase in the amount due. Mr. Coates advised that the tax rate was based on the new assessment values.

**PLANNING COMMISSION:** Motion made by Mr. Coates, seconded by Ms. Wood and carried to adopt the minutes of the June 26<sup>th</sup> Township Planning Commission meeting as presented.

**Joanne Bare:** Mary Beth Kutzel of Strausser Surveying presented the sub-division plan and reviewed comments received from Township Engineer, Ed Fisher. Following her presentation, she requested plan approval, approval for the signing of the planning module, a waiver to defer stormwater, a waiver of plan processing and a waiver of existing features. Upon completion of plan discussion, a motion was made by Mr. Brenneman, seconded by Mr. Reimold and carried approving all requested items.

**RECIPT OF STORMWATER PLAN:** Zoning Officer, Ms. Jackson advised that the Samuel and Verna Fisher stormwater plan had been received and is being reviewed by the Township Engineer. Mr. Reimold motioned the Board acknowledge receipt of the plan. Mr. Brenneman seconded the motion, which carried.

**SOUTHERN END COMMUNITY ASSOCIATION (SECA):** Barb Tollinger of SECA advised the Board of a feasibility study performed 2 years ago regarding the pool and activities sponsored by SECA. She indicated that Little Britain residents utilize their services and responded to the survey indicating their desire to see the pool updated/renovated. She noted that the pool was built in 1948 by the American Legion Post and was purchased by SECA in 1993 and renamed the SECA pool in 1994. Major renovations were completed at the time of purchase; however a recent evaluation of the pool has determined that the pools useful life has been reached. The SECA board is reaching out to the community in an effort to raise \$650,000.00 for the renovations and changes they believe are necessary to ensure the pool remains a community attraction and gathering space. To date, they have raised over 53% of the funding necessary to complete the renovation project. They are now requesting municipalities to seriously considering making a donation of \$5,000.00 toward the project, which can be spread out over a 5-year timeframe. Ms. Tollinger reviewed the proposed renovations and advised that SECA is hoping to also establish a scholarship fund to assist those in financial need enjoy the services they provide. A quick overview of their programs were discussed where it was noted that 40% of the programs they offer are geared to adults 19 years old and over with the other 60% geared toward children 18 years and younger. Becky McAndrews who is a resident of Little Britain advised that she and her family both use and value the SECA pool and programs offered through SECA and urged the Board to consider supporting this project.

**PLAYGROUND EQUIPMENT:** The Board was advised that the playground equipment discussed at the June meeting is made in Missouri. The Board discussed the advisability of installing a tether ball game. While the Board agreed the game would be a nice addition to the park, they did not believe it would remain undamaged and playable if installed. Following this discussion a motion was made by Mr. Reimold, seconded by Ms. Wood and carried to order the merry-go-round and a 4 seat see-saw through AAA State of Play at a price of \$4,190.00.

**ESCROW RELEASE:** The Board reviewed the following release of escrow requests:

**Ben King:** For stormwater management project on Sleepy Hollow Road. Per the Township Engineer's recommendation, a motion was made by Ms. Wood, seconded by Mr. Brenneman and carried authorizing the release of escrow funding being held.

**Timothy Tercha:** Per the recommendation of the Township Engineer, Mr. Coates motioned the escrow funding being held on the stormwater management project on Londonderry Lane be released. Mr. Reimold seconded the motion, which carried.

**Ronald Fulton:** Ms. Jackson advised that Mr. Fisher is recommending the release of escrow being held on the Brown Road project but has not yet received that notification in writing. Motion was made by Ms. Wood, seconded by Mr. Brenneman and carried authorizing the release of escrow upon receipt of written notification from the Township Engineer.

**Joseph DeLong:** Stormwater management escrow funding being held on the King Pen Road project. Mr. Coates motioned that the line of credit being held be reduced by \$27,758.00, retaining a \$1,000.00 balance until the site is stabilized in accordance with the Township Engineers recommendation. Mr. Reimold seconded the motion, which carried.

**David Fisher:** Per the recommendation of the Township Engineer, Mr. Coates motioned that \$5,000.00 of the escrow funding being held on the Schoolhouse Road project be released, while retaining a balance of \$3,710.39 until the greenhouse has been constructed and the site is stabilized. The motion was seconded by Mr. Reimold and carried.

**ESCROW ACCOUNT AGREEMENT:** The Board was advised that Weaverland Mennonite School is proposing to supply an escrow account agreement through Weaverland Mennonite Church Financial Aid for the improvements they will be making on their Nottingham Road project. As this is not an FDIC insured funding source, the Board was questioned if they wished to accept this document in lieu of a letter of credit from an FDIC insured bank. Following a discussion on the matter, a motion was made by Mr. Emling, seconded by Ms. Wood and carried to seek the opinion of the Solicitor on this matter and to follow his recommendation.

**TRAINING/SEMINARS:** Upcoming training and seminars were reviewed. Mr. Coates advised that the safety meeting held by the Quarryville Fire Company was informative and basically discussed the financial situation of the Fire Company along with statics on the number and types of calls they respond to. Ms. Wood indicated she attended the CPR training course offered through the Wakefield Ambulance Association, which approximately 18 people attended.

**ADJOURNMENT:** At 8:37 p.m. being no further business, motion was made by Ms. Wood, seconded by Mr. Reimold and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis  
Secretary/Treasurer