

LITTLE BRITAIN TOWNSHIP
October 9, 2018

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, October 9th, 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	Marcella Peyre-Ferry
Clark Coates	George Osborn
Richard Brenneman	
Shawn Reimold	
Pat Wood	
Christine Jackson	
Margaret DeCarolis	

MINUTES: Motion made by Ms. Wood, seconded by Mr. Brenneman and carried to adopt the minutes of the September 11th meeting and budget workshop and the Special Meeting of September 18th as printed.

SANITATION: It was reported that Mr. Stoner had no collections in sanitation or well permit fees during the month of September.

ZONING: Zoning Officer, Christine Jackson reported issuing 10 zoning, 1 driveway, 9 occupancy and 1 demolition permits during September along with the acceptance of 2 Zoning Hearing Application. Ms. Jackson also advised of the following:

- Zoning Hearing Application of PTVX, LLC to construct a Dollar General on property owned by Clark Coates located at 9 Little Britain Road North. The company is requesting a variance of section 203.2 of the zoning ordinance to exceed the 4,000 square feet allowed for a retail business as the store is projected to be 7,500 square feet. Ms. Jackson advised that a driveway study is currently underway and of comments received from the Township Engineer, Ed Fisher. She noted that Mr. Fisher is suggesting the store have 2 storefronts as it would be located on a corner lot. Comments from the Township Planning Commission were reviewed and the Board noted that they were recommending approval of the application with consideration of the Engineer's comments as the proposed size of the structure is consistent with that of Little Britain Store. The Board questioned the entry and exit of trucks into the site and was advised that a traffic study would need to be conducted and that improvements to both Little Britain and Nottingham Roads may be necessary. Mr. Reimold expressed concern over the location of the loading dock and indicated his desire to see that relocated at the back of the store. Following a review of the plan, the Board indicated they support the plan as long as all comments from Mr. Fisher are incorporated into the application approval along with the relocation of the loading dock.
- Zoning Hearing Application of John and Emma Stoltzfus of 211 Schoolhouse Road requesting variances of section 200.9, 503.1B, 503.1G and 503.2 of the zoning ordinance

for relief of the side yard setbacks and authorization to expand a non-conforming use. The current structure on the property consists of 900 square feet. The proposed addition would add 660 square feet to the first floor and 1,200 square feet of second floor living space. The Township Planning Commission indicated that all owners of the property, both current and future will have to be aware of the Agricultural Disclaimer if the application is approved as the structures on the property will be closer to the nuisances which are addressed in the disclaimer. Mr. Reimold questioned if there was any other means of expanding the home without encroaching closer to the adjoining property owner. Mr. and Mrs. Stoltzfus indicated that due to the layout of the property and their desire to have a daylight basement that this is the best option available. Mr. Emling indicated that based on the distance this property is from the roadway that he does not have any concerns about the request.

- Extension granted on the Benjamin and Rachel King Land Development waiver. Ms. Jackson advised that the township has 90 days from acknowledgement of the plan to either approve or deny a land development waiver request. As the Kings still have documentation outstanding for this determination to be made, they are granting the Board an extension of 90 days in which to complete their review. Motion made by Mr. Reimold, seconded by Ms. Wood and carried acknowledging the extension granted.
- Notice received on September 18th from Kenneth and Deborah Helm withdrawing their waiver of land development request and informing the Township they were moving forward with the plan for their event venue.
- Draft copy of section 440 of the zoning ordinance. Ms. Jackson noted that the Township Planning Commission would be reviewing the section at their October 23rd meeting and that the Board would address the information at their November 13th meeting.
- Water test results received from the Department of Environmental Protection pertaining to the contaminated wells located within the center of Little Britain. As in the past, the water is acceptable as long as it is filtered before consumption.
- Desire to discuss current laws pertaining to high tunnels with Solicitor, George Cook. She indicated that per current law, high tunnels are supposed to be uncovered during the winter months and are not to exceed 25% of the square footage of all structures located on a property. Some residents are indicating they will construct new high tunnels each year to avoid the installation of stormwater management features as each year their allotment of square footage will increase due to the construction of these units in previous years. Per Engineer, Ed Fisher the Board may wish to establish procedures indicating the 25% of structural coverage will be of those structures which were in existence at the time the regulations took effect. The Board questioned if Representative Cutler's office had been able to provide any assistance with this matter and was advised he has not.

TAXES: It was reported that Tax Collector, Agnes Reeder reported collected \$948.41 in Real Estate tax during the month of September.

ROADS: The report of Roadmaster, Dan Risk was read into the record for the month of September road crew activities as follows:

- Mowed road banks.
- Boom mowed trees.
- Cleaned and checked Park.

- Hauled and stockpiled stone.
- Re-graded dirt roads.
- Mowed at Municipal Building.
- Spread stone on Widdowson Road.
- Re-graded Cedar Road.
- Worked on rubber tire loader and replaced the throttle assembly.
- Got Caterpillar parts in Brownstown.
- Relocated pipe and materials at municipal building for construction of salt shed.
- Repaired storm damage and cleaned roads.

Mr. Emling noted that he had noticed a closed road sign on Fairmount Road. Mr. Brenneman indicated the road had water problems due to the spring/creek overflowing. Mr. Brenneman also advised that he received a complaint over the speed of traffic on Springhill Road and the size of the stones on Fairmount Road as they were getting stuck in horse's hooves. Mr. Emling indicated he tried to keep all dirt and gravel roads rolled and compacted when he served as Roadmaster to help with that issue. Both matters will be brought to Mr. Risk's attention upon his return from vacation.

PAYMENT OF BILLS: Motion made by Mr. Coates, seconded by Mr. Brenneman and carried authorizing the payment of General Fund checks 11076 through 11101 in the amount of \$36,598.27. Motion made by Mr. Brenneman, seconded by Ms. Wood and carried authorizing the payment of General Fund check 11102 in the amount of \$29.98. Mr. Reimold abstained from voting.

PUBLIC PARTICIPATION: The meeting was opened for public comment with no response.

TOWNSHIP PLANNING COMMISSION: Motion made by Mr. Coates, seconded by Ms. Wood and carried adopting the minutes of the September 25th Township Planning Commission meeting as printed.

STORMWATER PLAN: Zoning Officer, Ms. Jackson presented the stormwater plan for 344 Green Lane. It was noted during the review that water is already problem on the road in this area and that the applicant is aware that if the proposed stormwater management improvements do not contain the water as proposed that additional improvements will need to be installed. Following the plan review, a motion was made by Mr. Coates, seconded by Mr. Emling and carried approving the plan and authorizing Ms. Jackson to sign and seal the plan.

HEALTH INSURANCE: The Board reviewed information obtained from Patrick Mitchell of EDH pertaining to the renewal of the Township health insurance. Rates from three other health carriers along with rates and alternative plans from the current carrier of Capital Blue Cross were reviewed. To renew the current health plan would include a rate increase of 16.7%. A plan with comparable coverage through Highmark Blue Shield is available at a premium increase of 9%. Following a discussion of the plan, Mr. Emling motioned the Township switch to the Highmark Premier Balance PPO \$1000A plan. Mr. Reimold seconded the motion, which carried. Mr. Coates opposed the motion.

2019 BUDGET: Ms. Wood questioned the proposed decrease in solicitor expenses in the 2019 budget and was advised that based on current services being rendered that a majority of the work being performed by the solicitor is zoning based and charged to that account code. She also questioned the proposed increases in the municipal building maintenance/repair and emergency management township accounts. It was noted that based on the current year spending and the items being classified as municipal building maintenance and repair, along with the age of the building, that additional funding needed to be allocated to this area. It was further noted that the Township's cell phone plan is categorized under the emergency management code. The proposed increase in this category is due to the additional phones added to the plan.

MEETING ROOM CHAIRS: The Board was advised that due to the attendance at Zoning Hearings in recent months that seating in the meeting room has been inadequate and that very old metal chairs, in poor condition have been being used. The Board was advised that the current folding chairs in the meeting room are still available at \$24.50 per chair should the Board wish to order more now to ensure they match what is currently in use. Ms. Wood indicated she believed an additional 12 chairs would serve the needs of the Township. Mr. Reimold suggested ordering another 24 chairs. Resident George Osborn suggested ordering 24 more chairs for use and storing the current chairs for backup use. Following a brief discussion, a motion was made by Mr. Reimold, seconded by Ms. Wood and carried authorizing the purchase of 24 meeting chairs from Worthington Direct to match those in use.

PENSION PLAN DISBURSEMENT: It was noted that the Township received \$7,878.62 from the state for the funding of the Township Pension Plan. The Secretary/Treasurer recommended contributing \$2,604.75 for each of the employees enrolled in this plan and to retain \$64.37 for administrative fees incurred. Motion made by Mr. Reimold, seconded by Mr. Breneman and carried to disburse the funding as outlined above.

FIREMAN'S RELIEF ASSOCIATION: The Board was advised that \$27,065.21 had been received in relief funding. It was noted that the Wakefield Ambulance Association had submitted a request to receive \$5,000.00 of this funding. Following a discussion of how funds had been disbursed in the past along with the current request from the Ambulance Association, a motion was made by Mr. Reimold, seconded by Ms. Wood and carried to disburse the funds as follows: \$20,000.00 (73.9%) to the Robert Fulton Fire Co, \$5,000.00 (18.47%) to the Wakefield Ambulance Association and \$2,000.00 (7.63%) to the Quarryville Fire Company.

RELEASE OF ESCROW: Following a review of Engineer, Ed Fisher's comments on the Menno King projected located on Spring Hill Road, a motion was made by Ms. Wood, seconded by Mr. Reimold and carried authorizing the release of escrow funds.

RESIDENTIAL CONCERN: Resident, George Osborn advised the Board that he recently discovered when renewing his car registration that his address is being deemed as a Chester County address at PennDOT as there was an additional \$5.00 fee assessed to the registration renewal that applies to Chester County residents. He was advised there is paperwork that can be completed through PennDOT to correct their records to indicate he is a Lancaster County resident.

TRAINING/SEMINARS: Upcoming training and seminars were reviewed.

ADJOURNMENT: At 8:43 p.m., a motion was made by Ms. Wood to adjourn the meeting. The motion was seconded by Mr. Brenneman and carried.

RECONVENE/AGRICULTURAL SECURITY AREA APPLICATION: At 8:45, a motion was made by Mr. Reimold, seconded by Ms. Wood and carried to reconvene the meeting to acknowledge receipt of the application of Galen and Alice Nolt of 222 Little Britain Church Road to place 167.58 acres, approximately 5.3 acres of which is located within Little Britain Township, into the Agricultural Security Area.

ADJOURNMENT: At 8:47 p.m. being no further business, motion was made by Mr. Reimold, seconded by Ms. Wood and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis
Secretary/Treasurer