

**LITTLE BRITAIN TOWNSHIP
MAY 14, 2024**

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, May 14th at the Municipal Building, 323 Green Lane, Quarryville, Pennsylvania. Prior notice of the meeting was given.

Chairman, Richard Brenneman, called the meeting to order at 7:30 p.m. A moment of silence and reflection was followed by the salute to the Flag.

PRESENT:

Richard Brenneman	Abner Beiler	Gary Main
Clark Coates	Amos Beiler	George Osborn
Mervin Beiler	Daniel S. Beiler	Shelia O'Rourke
David Martin	Elizabeth Beiler	Marcella Peyre-Ferry
Wayne Reynolds	Enos Beiler	Rick Quinn
Christine Jackson	Henry Beiler	Dan Risk
Margaret DeCarolis	Joy Deckman	Rick Prettyman
	Ron Deckman	Christine Sheldon
	Ivan Fisher	Ezra Smucker
	Bill Jenkins	Tom Stachowski
	Deb Keys	Benuel Stoltzfus
	Tracy Kilby	Isaac Stoltzfus
	Samuel E. King	Jeptha Stoltzfus
	Courtney Lockhart	Lydia Stoltzfus
	Lynn Mack	Amos Zook
		Denise Zorn

MINUTES: Motion made by Mr. Beiler, seconded by Mr. Martin and carried to adopt the minutes of the April 9th meeting as printed.

SANITATION: It was reported that Sewage Enforcement Officer, Mr. Prettyman collected \$375.00 in well permits and \$600.00 in sanitation fees during the month of April.

ZONING: Zoning Officer, Christine Jackson reported issuing 10 zoning, 2 occupancy, 1 extension and 4 demolition permits during the month of April along with the acceptance of 2 Zoning Hearing Applications. Ms. Jackson also advised the Board on the following:

- Zoning Hearing Application of John S. Smucker of 71 Oak Road who is requesting a special exception of section 503 of the zoning ordinance for an expansion of a non-conforming use to add two additions to his existing barn. He is proposing one addition to the side of the barn and one to the front. The addition to the front does not meet section 503.1 G, therefore he is also requesting a variance. Following a review of the application, Mr. Coates motioned the Board support the proposed side addition but recommend denial of the proposed front addition due to safety concerns.
- Provided a listing and map of all properties within the township that are enrolled with either the Lancaster Farmland Trust or Agricultural Preserve as of March 26th.
- Presented a diagram of remediation work scheduled to occur across 3 farms encompassing approximately 80 acres of ground disturbance. The plan for the McCreary Run Mitigation plan was submitted by Amber Snavely Water and Land Solutions.

TAXES: It was reported that Tax Collector, Agnes Reeder submitted \$65,481.92 in Real Estate tax, \$48.09 in Interim tax and \$144.72 in street light tax collections during the month of April.

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

- Hauled and stockpiled stone.
- Attended flagger training.
- Removed tree.
- Checked road following storm.
- Filled in potholes.
- Serviced Ford F250.
- Blew leaves and picked up sticks at Park.
- Mowed at Park and Municipal Building.
- Cleaned side gutters.
- Spread mulch at the park.
- Mowed road banks.
- Replaced Stop signs that were being pulled out.

PAYMENT OF BILLS: Motion made by Mr. Coates, seconded by Mr. Martin and carried to authorize the payment of General Fund checks 13382 through 13419 in the amount of \$58,231.49. Mr. Martin motioned the payment of State Fund checks 2064 through 2065 in the amount of \$201,583.06. Mr. Reynolds seconded the motion, which carried.

PUBLIC PARTICIPATION: Bill Jenkins, a member of the Quarryville Library Board introduced himself and provided Board members with a Statistical Report for 2023.

PLANNING COMMISSION: Motion made by Mr. Coates, seconded by Mr. Brenneman and carried to adopt the minutes of the April 30th Township Planning Commission meetings as printed.

PROPOSED ZONING ORDINANCE AMENDMENT: Attorney, Sheila O'Rourke of Gibbel Kraybill & Hess LLP advised she represented residents John and Daniel Beiler who are seeking an ordinance adoption which would allow for the keeping of refrigeration units/reefer trucks on their properties for the storage of produce. In the proposed ordinance she presented, the units would only be allowed as part of a normal agricultural operation, could only house produce grown on the property, separate guidelines to be established for short- and long-term use and limiting the number of units per farm to 2. She also noted all units must be inspected and road worthy, meet established setback guidelines and not conflict with neighboring properties. Mervin Beiler indicated he was pleased with the information presented. Mr. Martin questioned if the matter was being overthought and speculated on having the issue addressed through zoning regulations already in place, such as the nuisance section of the zoning ordinance. He also noted his concern over the tracking of the units and concern over other viable agricultural uses they could be used for other than produce. (meat, cheese, etc.) Ms. Jackson advised that should the Board wish to enforce regulations under the nuisance section of the ordinance, these units would be allowed within all zoning districts and would disqualify some people who are requesting the relief. Mr. Coates indicated his desire to have a separate ordinance drafted on this matter.

Following a lengthy discussion, the Board advised Ms. Jackson to forward the information to the Township Planning Commission and Solicitor for review and comment.

GREEN LANE & LITTLE BRITAIN ROAD INTERSECTION: Joy Deckman of 267 Green Lane advised the Board she has resided at her address since May 2023. Since moving in 5 accidents have occurred at the intersection of Green Lane and Little Britain Roads. Two of those accidents occurred on May 1st, with one vehicle ending up in her flower bed where she had been working a few minutes prior to the accident. She advised that she has spoken with Representative Cutler’s office who suggested the Township initiate contact with PennDOT requesting a traffic study be conducted at this intersection. Residents of the Steele Ridge Development would like to see the speed limit lowered, trucks to be restricted on Green Lane and a flashing light placed above the Stop signs currently in place. Ms. Deckman was advised that a letter would be sent to PennDOT requesting the traffic study but advised that per law, the speed limit cannot be lower than what the 85th percentile of traffic travels so the speed limit could be raised instead of reduced. The Board also discussed the difficulty trucks have turning from Nottingham Road onto Little Britain Road, therefore many of them use Green Lane as a cut through. A request can be placed with the State Police to monitor the intersection for speeding and/or driving violations but cannot guarantee if and/or when they will provide this service.

STORMWATER ISSUE AT SPRUCE GROVE & ASHVILLE ROADS: Residents Gary Main of 812 Ashville Road and John Wiley of 800 Ashville Road advised the Board of concerns over the amount of water running down their road following heavy rains and requested that some stormwater features be installed. They noted the situation has gotten worse in the last 7 years. The gentlemen were advised that no changes have occurred to the road since it was paved 15 to 17 years ago, however the amount and force of the rain being received has increased in recent years. Roadmaster, Mr. Risk will review the situation.

ORDINANCE #1-24: Revisions of ECHO Regulations – Those in attendance were advised that proposed revisions to the ECHO regulations have been advertised and available for review. A review of the proposed changes was read into the record. Resident, Samuel King questioned the purpose of ECHO units if a person is unable to take care of themselves and stated his belief that an ECHO unit would be much more beneficial if people in good health were allowed to reside in the units. It was noted ECHO units are not to be used as a “granny flat” to double a homes living accommodations but as a temporary structure for those requiring doctor certified assistance. It was further noted that DEP only allows ECHO units on a hardship basis and are not meant to provide a manner of doubling a house which requires a subdivision right, and any abuse of their use could prevent DEP from allowing them at all. Following this discussion, a motion was made by Mr. Martin, seconded by Mr. Reynolds and carried to adopt Ordinance #1-24.

ORDINANCE #2-24: Revisions to Road Opening Ordinance – Zoning Officer, Ms. Jackson advised that this proposed ordinance updates and modernizes the Township’s current Road Opening Ordinance, which was adopted in 1974, keeping it compliant with current regulations. The proposed changes to the ordinance were read for the record. It was noted that this proposed ordinance was also advertised and available for review should the Board wish to act on the matter immediately. The Board can also review the matter and take action at the June meeting or disregard the revised ordinance in its entirety. Following a brief discussion on the matter, Mr.

Coates motioned Ordinance #2-24 be adopted as presented. Mr. Martin seconded the motion, which carried.

ORDINANCE #3-24: Small Wireless Facilities – Zoning Officer, Ms. Jackson advised that the proposed ordinance would establish permit requirements for the installation of small wireless facilities within a public right-of-way as allowed by ACT 50 of 2021. As this ACT was written, the Township has authority to authorize/prohibit the installation of small wireless networks within our boundaries. This proposed Ordinance would require permitting to allow the Township knowledge of where such structures are being placed. A general summary of the proposed ordinance was read aloud for the record. This proposed ordinance was also advertised and available for review should the Board wish to act on the matter immediately. The Board can also review the matter and take action at the June meeting or disregard the proposed ordinance in its entirety. Following a discussion, it was motioned by Mr. Beiler, seconded by Mr. Coates and carried to adopt Ordinance #3-24 as written and presented.

LETTER OF SUPPORT FOR QUARRYVILLE FIRE COMPANY: Mr. Coates advised that he had received a request from the Quarryville Fire Company seeking support for a grant in the amount of \$320,300.00 from the Assistance to Firefighters Grant Program to purchase self-contained breathing apparatus for their volunteers. Mr. Coates motioned a letter of support be provided by the Township to support this grant request. Mr. Beiler seconded the motion, which carried.

CORRESPONDENCE FROM OXFORD AMBULANCE: The Board was advised of a correspondence received pertaining to the number of calls the Oxford Ambulance was responding to within Little Britain and Colerain Townships. The correspondence indicated concern over the reduced service their ambulance was able to provide within its own service area and the tremendous strain these calls to other townships were placing on their members. Following a discussion on the matter, it was determined the Secretary/Treasurer would reach out to the Wakefield Ambulance Association for statistics on the number of calls being received, responded to, delay times experienced at the hospitals, staffing numbers, etc., A call will also be placed to the County Wide Communications office for any statistics they can provide on this matter.

RESOLUTION #4-24: Destruction of Records- The Board reviewed a resolution of documents to be destroyed per a resolution adopted in 2006 to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual. Mr. Coates motioned approval of the resolution and the destruction of the records stated. Mr. Beiler seconded the motion, which carried.

2023 AUDIT REPORT: The Board was advised that the 2023 audit has been completed with no concerns or problems noted.

RELEASE OF ESCROW: The Board reviewed the comments provided by Township Engineer, Ed Fisher pertaining to the release of escrow on the following plans:

Javan Sensenig: Motion made by Mr. Coates, seconded by Mr. Brenneman and carried

authorizing the release of escrow funding held on the Noble Road project.

Edward Purcell: Mr. Coates motioned that the escrow funding being held on the Nottingham Road project be released. Mr. Martin seconded the motion, which carried.

Margaret Lumarda: As the project on Lloyds Road is complete, a motion was made by Mr. Reynolds, seconded by Mr. Coates and carried authorizing the release of escrow on this project.

Dawn Kreider: A motion was made by Mr. Beiler approving the release of escrow on the Oak Road project. Mr. Martin seconded the motion, which carried.

EXECUTIVE SESSION: At 9:51 p.m., Mr. Brenneman called for an executive to discuss a personnel issue. The meeting reconvened at 10:13 p.m.

ZONING HEARING BOARD: It was announced that Zoning Hearing Board member Shauna Osborne has submitted her resignation due to moving outside of the Township. Following a brief discussion, a motion was made by Mr. Martin, seconded by Mr. Coates and carried to appoint Jerry Emling as a member of the Zoning Hearing Board to complete Ms. Osborne's term.

TRAINING/SEMINARS: Upcoming training and seminars were reviewed.

ADJOURNMENT: At 10:15 p.m., being no further business, a motion was made by Mr. Martin, seconded by Mr. Beiler and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis
Secretary/Treasurer