

LITTLE BRITAIN TOWNSHIP
July 18, 2023

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, July 18th, 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 and reflection was followed by the salute to the Flag.

PRESENT:

Jerry Emling	Daniel S. Beiler	George Osborn
Clark Coates	Enos Beiler	Wayne Reynolds
Richard Brenneman	Paget Bennett	Haley Rhinier
David Martin	Rick Kauffman	Dan Risk
Pat Wood	Justin Kreider	Andrea Sensenig
Margaret DeCarolis	Rachel Kreider	Rob Visiniski
Christine Jackson	Amos Lapp	

MINUTES: Motion made by Mr. Brenneman, seconded by Ms. Wood and carried to approve the minutes of the June 13th Board meeting as printed.

SANITATION: It was reported that Mr. Deimler turned in \$1,690.00 in sanitation fees and \$50.00 in well permit fees collected during the month of June.

ZONING: Zoning Officer, Christine Jackson reported issuing 9 zoning, 9 occupancy, 4 driveway and 4 demolition permits during 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 James Sensenig of 114 Widdowson Rd requesting a special exception to expand a non-conforming structure by installing a roof over a barn yard area to shelter animals and control stormwater. He has also applied for a variance of front yard setback should the Zoning Hearing Board not consider his request an expansion of use. Following a review of the application, Ms. Wood motioned the Board support the application. Mr. Brenneman seconded the motion, which carried.
- Zoning Hearing Application of Stephen K. Stoltzfus who resides on the property owned by Lydia Fisher at 35 Griest Rd. He is requesting a variance to continue the operation of an illegal sawmill currently located on the property. During a discussion the Board discussed the noise and traffic concerns this type of business would cause. They discussed the zoning and size of the property, all of which make this an unsuitable site for this type of operation. Following all discussion, Mr. Brenneman motioned the application be denied. Mr. Coates seconded the motion, which carried.
- Zoning Hearing Application of Joseph King who owns the property located at 284 Fulton View Rd and is requesting a variance to allow for the construction of a 2-story accessory building. The proposed structure would be 20' tall, which exceeds the maximum height allowed by zoning. Ms. Jackson noted that neighbors who are aware of the application have called in offering support for the request. Following application review, a motion was made by Mr. Coates, seconded by Mr. Martin and carried to support the application as presented.
- Conditional Use application of John B. Stoltzfus to retain the ECHO housing previously used by his son for himself while allowing his son to move into the main house on the

property. A motion was made by Mr. Brenneman, seconded by Mr. Martin and carried to hold this hearing at 6:30 on Tuesday, August 8th.

- Illegal mushroom composting taking place at 110 Kirks Mill Road. She indicated she has received numerous complaints, investigated and issued a violation based on her sight inspection. They are currently hauling in dirty bedding, mixing and composting material. The owners of the property indicated their belief that composting was an acceptable task that accompanies the operation of a mushroom house.
- Property at the corner of Pine Grove and Ashville Roads is owned by Chester Water Authority (CWA). A .04-acre section of the property previously had a rental home and was separated off for tax purposes. CWA has since converted the rental home into office space and would like to have the property of the home rejoined with their other land to have it declared tax exempt. As no deed could be located for the property, research was conducted that confirmed the lines drawn for the .04-acre property were done by the County for taxing purposes only. Ms. Jackson will work with CWA to ensure all permits and stormwater management necessary is completed on the property in order to bring it back in compliance with zoning.
- A listing from the Lancaster County Conservation District advising of Chapter 102 and NPDES permits issued during the year is enclosed for the Supervisors review.

TAXES: It was reported that Tax Collector, Agnes Reeder collected \$10,305.38 in Real Estate tax and \$79.97 in Interim tax during the month of May along with the payment of 4 streetlight payments. In June, she collected \$5,607.84 in real Estate tax and \$43.46 in Interim tax.

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

- Mowed road banks.
- Took tires to Lancaster.
- Checked and cleaned the park.
- Trimmed trees on Fox Hunt and Latham Roads.
- Mowed at the park and the municipal building.
- Cleaned inlet boxes.
- Pressure washed restroom building at park.
- Tore out shrubs at park.
- Patched block on park restrooms.
- Sprayed for weeds.
- Swept stones up following storm.
- Filled in washed out area on Brown Road.
- Power washed picnic tables and benches at the park.
- Removed tree after hours.
- Dug up pipe on Sleepy Hollow Road.
- Prime and painted restroom facility at park.
- Performed routine equipment maintenance.

PAYMENT OF BILLS: Motion made by Mr. Coates, seconded by Mr. Martin and carried authorizing the payment of General Fund checks 13036 through 13071 in the amount of \$18,575.53.

PUBLIC PARTICIPATION: Resident, Daniel Beiler advised the Board he is in need of cold storage and wants to bring a reefer truck to his property within the week. He contacted the Zoning

Officer for permitting information and was advised that unless he planned to house the unit per the zoning regulations that he would need to address the Board with his concerns. The Board advised Mr. Beiler that they have been discussing this matter since December 2022 and have offered numerous options to him for the covering of the unit to abide by zoning regulations. Mr. Beiler indicated he did not want to utilize those methods but needs the cold storage for his crops. The Board had previously authorized John Beiler to construct a temporary housing structure as a sample of what was economically feasible while meeting requirements for the Board to see and approve. That structure has not been constructed. Following a discussion, a motion was made by Mr. Coates, seconded by Ms. Wood and carried authorizing Daniel Beiler a 30-day timeframe to construct a covering that he felt was adequate to cover the reefer units, at the end of which time the Board would inspect the unit and decide if it would be approved. Further discussion pursued pertaining to the permitting process for these structures and the Board agreed that if the structures were being placed in the same location each year while being used for cold storage that they would only require one permit at the time of initial construction.

PLANNING COMMISSION: Motion made by Mr. Coates, seconded by Mr. Martin and carried adopting the minutes of the June 27th Township Planning Commission meeting as printed.

Karl Aufer: Rob Visiniski of RAV Associates presented the lot add-on plan and advised the plan does not change either lot in size, only dimension to allow each property to have an on-lot well. Following a review of the plan, a motion was made by Ms. Wood, seconded by Mr. Brenneman and carried approving the plan as presented.

Justin Kreider: Mr. Kreider presented a sketch plan showing the proposed locations for 3 residential, 1 agricultural and 1 commercial lots. He discussed the reasons for the placement of the lots and asked if the Board approved of their locations. Following a discussion of the sketch plan, Mr. Coates motioned the Board accept the location of the proposed lots as presented. Mr. Martin seconded the motion, which carried.

Aaron Stoltzfus: Zoning Officer, Ms. Jackson presented the stormwater plan and advised that the Township Engineer is satisfied with the plan as presented. Following a brief discussion of the plan a motion was made by Mr. Coates, seconded by Ms. Wood and carried authorizing the signing of the plan.

John Stoltzfoos: Ms. Jackson advised the Board that the proper Component 4B Sewage Planning Module for this plan has been completed.

MUNICIPAL BUILDING RENOVATION ESTIMATE: Roadmaster, Mr. Risk advised that he met with a representative of Scenic Ridge to discuss the water leakage issues the municipal building is experiencing. He was advised that there is no bracing behind the siding for it to be screwed into and that the windows and doors all need to be reflashed. He gave an estimated cost of repair between \$35,000.00 to \$40,000.00. Based on the estimated cost, the project will need to be bid. The Board would like a detailed listing of proposed improvements for the Township Engineer to review. Following a discussion on the matter, a motion was made by Ms. Wood, seconded by Mr. Brenneman and carried authorizing Mr. Risk to continue pursuing this matter.

MUNICIPAL BUILDING ENTRANCE PROJECT: The Board was advised of comments obtained from the Township Engineer indicating the plans and bid specification for this project are 90% complete and should be ready and out for bid in September.

BLACK AND LITTLE BRITAIN ROADS INTERSECTION: The Board was given an update on this project based on communication received from the Township Engineer. It was noted that the final PennDOT comments were being addressed and that the project would be ready to bid upon PennDOT's final approval. The estimated timeframe for the approval is approximately 60 days.

FIREMAN'S RELIEF ASSOCIATION: The Board was advised that the findings noted in the Robert Fulton Fire Company Relief Association audit have been resolved and the remaining funding has been released. Motion made by Ms. Wood, seconded by Mr. Coates and carried authorizing the release of those funds to the fire company relief association.

RELEASE OF ESCROW: The Board reviewed the comments provided by Township Engineer, Ed Fisher on the plans below prior to taking the following actions:

Benuel Stoltzfus: Motion made by Ms. Wood, seconded by Mr. Martin and carried to authorize the release of the escrow being held on the Pine Grove Rd project.

Isaac Beiler: A motion to release the escrow funding being held on the Fern Crest Rd project was made by Mr. Brenneman. Mr. Coates seconded the motion, which carried.

Armstrong Lane Residents: Ms. Wood motioned the release of escrow funding being held on the Armstrong Lane road takeback contingent upon Mr. Fisher's inspection and approval. The motion was seconded by Mr. Martin and carried.

COMPREHENSIVE PLAN REVIEW: The Board reviewed the comments made by the Township Planning Commission during their May meeting covering pages 14 -18 of the current Comprehensive Plan. Ms. Wood questioned the action noted on page 18 pertaining to ECHO housing units that indicates the structures be given expanded provisions to prevent the units from being demolished upon the original use being terminated. The Board confirmed they did not wish to expand the use of these temporary units and of the need for that section of the plan to be rewritten. Other than this area, the Board agreed with all comments/recommendations made by the Township Planning Commission. The Board will review the comments of the Township Planning Commission from their June meeting covering pages 19 to 29 to discuss at their August meeting.

TRAINING/SEMINARS: Upcoming training and seminars were reviewed.

ADJOURNMENT: At 8:24 p.m. being no further business, motion was made by Mr. Coates, seconded by Mr. Martin and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis
Secretary/Treasurer