

LITTLE BRITAIN TOWNSHIP
APRIL 13, 2021

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, April 13th, 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	Ivan Beiler	Agnes Reeder
	Clark Coates	Tim Hoover	Dan Risk
	Richard Brenneman	George Osborn	Andrea Webb
	Pat Wood	Marcella Peyre-Ferry	
	Christine Jackson		
	Margaret DeCarolis		

MINUTES: Motion made by Ms. Wood, seconded by Mr. Brenneman and carried to adopt the minutes of the March 9th meeting as printed.

SANITATION: It was reported that Sewage Enforcement Officer, Mr. Stoner collected \$300.00 in sanitation fees during the month of March. No well permits were issued.

ZONING: Ms. Jackson, Zoning Officer reported issuing 20 zoning, 8 occupancy, 6 driveway and 2 demolition permits during March along with the acceptance of 3 Zoning Hearing Application. Ms. Jackson also advised of the following:

- Zoning Hearing Application of Ivan G. Fisher requesting variances to place a fence post driver manufacturing business on the property of Samuel Fisher located at 116 Kirks Mill Road. Mr. Fisher and his engineer, Jason Shaner advised of their belief that this should be considered a farm related business and that it would not create a conflict within the neighborhood. The property consists of 26.7 acres of land which is zoned agricultural. The proposed structure would be 9,000 square feet, exceeding the 2,000 square feet maximum allowed per section 426.2 of the zoning ordinance. He is also requesting to have 3 employees at the business who do not reside at the property, exceeding the 1 employee that is authorized per section 426.7 of zoning ordinance. Ms. Wood questioned why he was not seeking to place this business on a commercially zoned property and was advised there were numerous reasons, however none were given. Mr. Coates noted the Township Planning Commission was opposed to the application as they believed it to be too large for an agriculturally zoned property. Ms. Wood noted her desire to have the Township Solicitor attend the hearing to protect the best interest of the township. Following a complete review of the application, a motion was made by Mr. Coates, seconded by Mr. Brenneman and carried opposing the application and authorizing the solicitor to attend the hearing.
- Zoning Hearing Application of Enos S. Lapp requesting a variance of setback, section 200.9 of the zoning ordinance to construct a 79' x 32' tobacco shed with an 11' x 18' lean-to for the keeping of livestock. It was noted that the Township Planning Commission was not opposed to the application request. Following a review of the application, Ms. Wood motioned the Board support the application as presented. Mr. Coates seconded the motion, which carried.

- A listing and map of all properties within Little Britain Township that have been preserved by the Lancaster Farmland Trust was provided for the Boards review.
- Concern over subdivided properties not having deeds created for each tract of land upon the completion of the subdivision. It was noted that without deeds being created and recorded that permits could be issued in error over property lines. Ms. Jackson contacted the assessment office and was advised that their records were not updated until deeds had been recorded. Per the Township Solicitor, the township could mandate the filing of updated property deeds upon the filing of final subdivision plans. It was noted that a major reason for residents to keep properties on a single deed was for tax purposes. Ms. Jackson then requested the Board authorize her to require the filing of updated deeds at the completion of all of subdivision plans. Planner, Brian Masterson indicated time would be needed to have deeds recorded as they cannot be drafted until the final plans are recorded. Following a discussion on this matter, a motion was made by Mr. Brenneman, seconded by Mr. Coates and carried authorizing that deed recordings become a requirement upon completion of plans.
- Advised of comments made by the County Planning Commission on the Component 4B form of the Sewage Facilities Planning Module of Mark Brown. One comment of concern indicated the property was located in an existing woodland that is identified as a natural area to be preserved in the Green Infrastructure element of the County Comprehensive Plan. The Township has its own Comprehensive Plan and is not bound by the County's plan. Another concern was a note that indicated that further Pennsylvania Natural Diversity Inventory (PNDI) review was required. Lastly, comments were made indicating this property would be held to the County Stormwater Management Plan, not the townships. Upon review of this document, Ms. Jackson attempted to contact Brian Reid, the community planner who completed this form. She later received a call back from Gwen Newell, our Regional Planner who advised that Mr. Reid did not take phone calls or deal with people directly. Ms. Newell was then advised of the concerns pertaining to the comments made on this document. Ms. Newell understood the concerns but stated she was unable to revise the document and indicated her belief that DEP would accept it as prepared, regardless of the errors. Mr. Coates stated his belief that this matter should be brought to the attention of the County Commissioners. Following a lengthy discussion on the matter, the Board authorized Ms. Jackson to contact Ms. Newell's supervisor, Dean Severson or his supervisor, Scott Standish to advise of the concerns and again seek a corrected document be filed with DEP.

TAXES: Tax Collector, Agnes Reeder reporting collecting \$20,994.29 in Real Estate tax, \$15.91 in Interim tax and \$124.32 in lighting tax during the month of March.

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

- Washed and cleaned equipment.
- Patched potholes on dirt roads.
- Graded dirt roads.
- Performed routine equipment maintenance.
- Replaced road signs.
- Regraded, rolled and spread stone on dirt roads.
- Checked driveway permit sites.
- Met with State Representative at intersection of Black and Little Britain Rds.
- Picked up cold patch and repaired potholes.

Ms. Wood questioned the effectiveness of the meeting held at the intersection of Black and Little Britain Roads with Representative Cutler and inquired what results may be seen from it. She was advised that Representative Cutler and representatives from Senator Martin's office attended. They acknowledged the danger of the intersection and indicated their willingness to contact PennDOT requesting improvements at this intersection. It was noted that PennDOT reports directly to the Governor and therefore are not obligated to respond to request from the legislature. Mr. Emling advised that he informed those in attendance that the Township is willing to cover the expenses of the remediation necessary if project is approved. Township Engineer, Ed Fisher indicated that fact may be beneficial in having the proposed improvements approved.

PAYMENT OF BILLS: Motion made by Mr. Brenneman, seconded by Ms. Wood and carried authorizing the payment of General Fund checks 12129 through 12164 in the amount of \$22,783.24. Motion made by Ms. Wood, seconded by Mr. Coates and carried authorizing the payment of State Fund checks 2043 through 2045 in the amount to of \$40,878.58.

PUBLIC PARTICIPATION: Resident, Christian Miller of Oak Road questioned why an ordinance was established limiting greenhouses to 5,000 square feet. Ms. Jackson advised that restrictions are necessary to ensure there are no traffic flow issues, to confirm the use of the greenhouse year-round, to confirm setback requirements and if any employees will be needed. She further indicated that greenhouses over 5,000 square feet may be allowed but that they require Zoning Hearing Board approval. Mr. Miller then questioned if the State supported the ordinance and was advised by Mr. Emling that the Board of Supervisors are authorized under State law to establish guidelines in matters such as this. Mr. Miller indicated concern over the \$750.00 fee charged to request a hearing and questioned if the hearing were short if a portion of his fee would be refunded. He was advised of how the funds were spent and informed that the Township takes a financial loss on each hearing held after paying all expenses, so the \$750.00 fee is non-negotiable and not pro-rated based on the length of a hearing. Mr. Emling advised that restrictions such as this were instituted due to people failing to follow previous guidelines and/or regulations.

TOWNSHIP PLANNING COMMISSION: Motion made by Mr. Coates, seconded by Ms. Wood and carried to adopting the minutes of the March 23rd Township Planning Commission meeting as printed.

Tim Hoover & Andrea Web: Brian Masterson of Register Associates presented the stormwater management plan. He requested final plan approval and approval of the operation and maintenance agreement. Following a review of the plan, Mr. Coates motioned the approval of the plan and agreement. Ms. Wood seconded the motion, which carried.

Mark Brown: Zoning Officer, Christine Jackson requested the Board authorize the signing of the Sewage Facilities Module – Resolution #3-21 for Mr. Brown's plan. A motion was made by Ms. Wood, second by Brenneman and carried approving the module and adopting Resolution #3-21.

2021 MATERIAL BIDS: Roadmaster, Dan Risk advised the Board of the bids received. Following a review of the information a motion was made by Ms. Wood to award the Stone Bid to Penn/MD, the Road Oil and Seal Coat bid to Asphalt Industries, the Bituminous Material bid to Allan Myers

and the Road Equipment bid to Long's Asphalt. The motion was seconded by Mr. Brenneman and carried.

LANCASTER COUNTY DRUG TASK FORCE DONATION: The Board was advised of the annual donation request from the County Drug Task Force. The Board questioned if the funding anticipated to be received through the American Rescue Plan could be used to increase this donation. A discussion pursued noting that guidelines from the federal government had not yet been received so specific uses of the funding are unclear at this time. It is known that the municipality will have until December 30, 2024 to utilize the funds. Basic information indicates funding can be utilized to compensate for negative economic impacts caused by COVID-19, provide premium pay for essential workers and for investments in water, sewer and broadband infrastructure. A suggestion to close in the porch area and install a second meeting room upstairs were both mentioned as possible uses for the funding. Following this discussion, a motion was made by Mr. Coates, seconded by Ms. Wood and carried to donate \$1,000.00 to the drug task force now until further information is obtained on the American Rescue Plan funding.

COUNTY HEALTH DEPARTMENT: It was noted that a request had been received from Manheim Township seeking support of their resolution to the County Commissioners requesting a that a County Health Department be established. There was no support for this request and the matter was tabled.

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

Custom Home Group: Motion was made by Mr. Brenneman, seconded by Ms. Wood and carried authorizing the release of escrow funding being held on the projected located at 42 Howard Lane.

Robert Miller: Ms. Wood motioned the escrow funding being held on the Kirks Mill Road project be released. The motion was seconded by Mr. Brenneman and carried.

SUNSET DRIVE: Zoning Officer, Ms. Jackson advised the Board she has been advised that the proposed dedication of Sunset Drive to the Township has been delayed due a resident not wishing to provide their share of the escrow that would be required.

TRAINING/SEMINARS: Upcoming training and seminars were reviewed.

ADJOURNMENT: At 8:39 p.m., being no further business, motion was made by Ms. Wood, seconded by Mr. Brenneman and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis
Secretary/Treasurer