

**LITTLE BRITAIN TOWNSHIP
FEBRUARY 14, 2023**

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, February 14th 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	Marcella Peyre-Ferry
Clark Coates	Enos Beiler	Dan Risk
Richard Brenneman	John F. Beiler	Isaac Stoltzfus
David Martin	Paul G. Beiler	John Stoltzfus
Pat Wood	George Osborn	Levi S. Stoltzfus
Christine Jackson		
Margaret DeCarolis		

MINUTES: Motion made by Ms. Wood, seconded by Mr. Brenneman and carried to adopt the minutes of the January 3rd meeting as printed.

SANITATION: It was reported that Mr. Stoner collected \$150.00 in Sanitation fees during the month of January. There were no collections for Well permits during the month.

ZONING: Zoning Officer, Christine Jackson reported issuing 13 zoning, 8 occupancy, 1 driveway and 2 demolition permits during the month of January. Ms. Jackson also advised the Board on the following:

- Official denial notice sent on the NBC Rentals LLC/Robbie Stuart plan. She noted the plan has been stalled since early 2021 with continuation requests but no action being taken to address the engineer’s comments to bring the plan into compliance. Per regulations, the plan must either be denied or adopted. She noted the property is not being used.
- Advised response received from the DiCicco’s attorney pertaining to the home occupation taking place on their property. Their attorney indicated that Ms. DiCicco has surrendered her business license and does not intend to operate a salon at her property. However, due to the continued services being provided to family/friends, Ms. Jackson has forwarded the matter to the Township Solicitor for follow-up.
- Concerns pertaining comments received from the Lancaster County Planning Department (LCPD) on the Edwin Sensenig plan. The County has again made comments pertaining to historic districts and are now including comments on how plans align with the County Comprehensive Plan, Places 2040. She has again contacted Gwen Newell at the LCPD to express her concerns over these comments and the potential confusion they could cause years down the road when plans are reviewed. Ms. Jackson questioned if she should be noting comments from the County with a notation indicating the county only has recommendation authority, not controlling authority. Mr. Emling advised that the solicitor be contacted on how best to proceed with this matter.

TAXES: It was reported that Tax Collector, Agnes Reeder collected \$81.05 in Real Estate tax and \$168.75 in Interim tax during November. She collected \$1,020.67 in Real Estate tax and \$24.76 in Interim tax during December. An additional \$138.90 in Real Estate and \$18.19 in Interim tax was reported in Ms. Reeder's end of year report. It was also noted that all tax records for the year 2022 been reconciled at the County and that unpaid statements were submitted for collection.

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

- Checked and cleaned Park.
- Mixed salt and anti-skid material.
- Replaced signs.
- Filled potholes on dirt roads.
- Picked up cold patch and filled potholes.
- Performed routine equipment maintenance.
- Cleaned equipment.
- Checked driveway permit sites.
- Took Mack truck to Bud Springs.
- Cleaned bugs from light fixtures at municipal building.
- Worked on Mack truck.
- Cleaned off inlet boxes.
- Hauled stone.

PAYMENT OF BILLS: Ms. Wood questioned the \$3,500.00 proposed payment to Peach Bottom Door and was advised that it was for services performed at the park from July through the end of the year. It was noted that the company advised they were mailing statement to the old township address on Nottingham Road. Ms. Wood indicated her dismay over this billing habit and stated Mr. Filliaux has been advised to submit bills in a timelier manner. Following a review of the bills presented for payment a motion was made by Ms. Wood, seconded by Mr. Martin and carried authorizing the payment of General Fund checks 12867 through 12910 in the amount of \$40,190.66.

PUBLIC PARTICIPATION: Resident, Daniel Beiler advised the Board that a member of his family has been in the process of completing a subdivision plan for 4 years and is nearing the end of the process. He noted the person would like to place a mobile unit on the property for approximately 5 years until a permanent home can be built. He indicated the person had been advised by the Zoning Officer that the mobile unit had to be placed where the home would eventually reside and questioned the reasoning behind this. Zoning Officer, Ms. Jackson advised she had spoken to the person in question and clearly explained the placement of the mobile/temporary unit and agreed that placing it where the home is to be constructed is unfeasible. She further noted that should the resident have further questions, they should contact her directly. Resident, John Beiler questioned if sea cargo units could be used for cold storage. Ms. Jackson advised she had checked with the solicitor on this matter and was advised that these units were not acceptable for an accessory structure. Daniel Beiler then advised that he had been advised to form a group of those interested in using reefer units on their property and to hire an attorney to request an amendment be made to the Zoning Ordinance. Both Mr. Beiler's were

advised that it was their right to obtain legal counsel, however anyone is capable of requesting the Board consider such a change. They were then advised that changes to the Zoning Ordinance are generally completed following an update of the Comprehensive Plan. The Board is beginning that process now, which generally takes 12 to 16 months to complete. The process of updating the Comprehensive and/or Zoning Ordinance was discussed including the hearings that would be necessary before any changes could be adopted. It was noted the public is advised of workshops for the updating of these plans in newsletter as well as through minutes posted on the township websites. Residents are also welcome to contact the township office to confirm when these topics are the on agenda for either the Board of Supervisors or the Township Planning Commission. Mr. Coates indicated he is not opposed to updating the ordinance but that the wording would need to be clear to avoid unwanted consequences with these units. Mr. Emling indicated he has concerns over the safety of the units and would like to see the units and how they are used before taking a position either way on the matter. Mr. Brenneman questioned the need of temporary units and their expense versus the construction of a permanent structure. Mr. Beiler indicated the rental units run approximately \$300 per unit each month and are more cost effective for new farmers who are unsure how long they will remain with crop farming. Mr. Martin questioned the requirements imposed by the co-ops purchasing the produce and was advised they only require a temperature controlled and clean storage unit as their main focus is food safety.

PLANNING COMMISSION: Motion made by Mr. Coates, seconded by Mr. Martin and carried to adopt the minutes of the January 24th Township Planning Commission meetings as printed.

Levi Stoltzfus: Zoning Officer, Ms. Jackson presented the stormwater management plan advising it was for a large greenhouse on a slope that had to be redrawn to meet the setbacks approved by the Zoning Hearing Board. Following a review of the plan, Mr. Coates motioned the plan be approved as presented. Mr. Brenneman seconded the motion, which carried.

Justin Kreider: Zoning Officer, Ms. Jackson advised the Board that no revisions have been received since the plan was previously presented and rejected, therefore she will be sending a denial notice.

SALARY OF TOWNSHIP PLANNING COMMISSION AND ZONING HEARING BOARD MEMBERS: Zoning Officer, Ms. Jackson advised the Board that the salaries of the members of the Township Planning Commission and Zoning Hearing Board have not been adjusted since they were established years ago. She indicated that members of both of these boards are dedicated and hardworking individuals whom she believes should be receiving at minimum a cost of living raise as all other municipal employees have. Following a discussion on the matter and confirmation that the budget could accommodate these salary adjustments Ms. Wood motioned that the meeting pays for members of the Township Planning Commission be increased from \$25 to \$30 per meeting. Mr. Emling seconded the motion, which carried. Motion made Mr. Coates, seconded by Mr. Brenneman and carried to increase the salary of the Zoning Hearing Board members \$5 per hearing.

TOWNSHIP COMPREHENSIVE PLAN: Ms. Jackson, Zoning Officer presented the Board with an estimate of the cost for updating of the comprehensive plan received from Township Engineer, Ed Fisher totaling \$6,244.00 (excluding mapping, advertising and printing costs) She also advised that the objectives from the previous plan were enclosed for their review. She requested that each Supervisor mark on their copies if they felt the objectives listed had been met, no longer applied or should be carried over into the new plan.

MOWER PURCHASE: Mr. Risk, Roadmaster, advised the Board that the current mower that was purchased in 2007 is in bad mechanical shape and would not be capable of mowing the ground at the park should the Township wish to resume that task. Estimates obtained from Stoltzfus Farm Service under the Co-Stars program range from \$10,265.00 to \$14,239.00. The middle mower which is a Scag Cheetah 61” velocity plus deck with a 31hp Kawasaki engine cost \$12,399.00 and was available on site should any supervisor wish to view it. Following a discussion on the 3 options available, a motion was made by Mr. Brenneman, seconded by Ms. Wood and carried authorizing the purchase of the mower through the general fund.

LOADER FINANCING: The Board was advised that interest rates had been obtained through Fulton Bank and Stephenson Equipment for the financing of the new loader. Fulton Bank offered a rate of 7.39% while Stephenson’s offered a rate of 5.52% as of January 11th. Since interest rates have increased since then, the rates quoted may have increased as well. A definitive date of delivery for the loader has not been established. Upon conclusion of the discussion, Ms. Wood motioned the township finance the equipment through Stephenson’s and to attempt to lock in a rate now to prevent any further rate increases. The motion was seconded by Mr. Brenneman and carried.

RESOLUTION # 1-23: COVID Sick Policy – Motion made by Mr. Emling, seconded by Ms. Wood and carried adopting Resolution #1-23 which extends the COVID Sick Policy through January 2, 2024.

RELEASE OF ESCROW: The Board was advised that the stormwater project on the Leon N. Sensenig project on Black Road has been completed as planned and a release of escrow has been recommended. Motion was then made by Mr. Coates, seconded by Mr. Brenneman and carried authorizing the release of escrow held on this project.

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

Respectfully Submitted,

Margaret D. DeCarolis
Secretary/Treasurer