

LITTLE BRITAIN TOWNSHIP

July 14, 2026

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, July 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	Ezra Smucker
	Clark Coates	Felix Booth- Roten	Levi S. Stoltzfoos
	Mervin Beiler	Michael Bunz	Amanda Peterson
	Wayne Reynolds	Christopher Colletti	Dustin Peterson
	Christine Jackson	Timothy Eisenhood	John Petro
	Margaret DeCarolis	Stephen Smoker	Marcella Peyre-Ferry
			Rick Prettyman

MINUTES: Motion made by Mr. Reynolds, seconded by Mr. Coates and carried to approve the minutes of the June 9th Board meeting as printed.

SANITATION: It was reported that Rick Prettyman submitted \$2,880.00.00 in sanitation fees during the month of June. No well or storage tank permits were issued.

ZONING: Zoning Officer, Christine Jackson reported issuing 11 zoning, 11 occupancy and 4 demolition and 2 driveway permits during June along with the acceptance of 4 Zoning Hearing applications. Ms. Jackson also reported on the following:

- Zoning Hearing Application of Dustin Jeffrey Peterson who resides at 475 Kirks Mill Road on 8.32 acres. He is requesting a special exception to operate 2 businesses on premises, a trucking business and a notary and tag service. Business plans for both companies were included. In the event the special exception is denied, Mr. Peterson is requesting a variance of permitted uses to allow the businesses. He is also requesting a special exception for the keeping of livestock to allow him to have variety of animals on the property keeping to the standards outlined in section 440 of the zoning ordinance. Mr. Beiler stated he did not foresee any of these requests having a high impact on the community. Mr. Beiler then motioned the board support the application as presented. Mr. Reynolds seconded the motion, which carried.
- Zoning Hearing Application of Levi Stoltzfoos of 152 Fern Crest Road who shares a double house on the property with John S. Stoltzfoos is requesting a variance from sections 303.4 and 200.9.A of the zoning ordinance and if needed section 200.7 to allow a racking system installed in front yard to propagate his strawberry plants to remain. He noted that he intends to relocate within 5 years and the racking system would be removed at that time. He currently exceeds his impervious lot coverage allowance. It was noted that a variance follows the land, not the property owner unless restrictions are placed by the Zoning Hearing Board. Following a discussion, a motion was made by Mr. Beiler, seconded by Mr. Reynolds and carried to recommend approval of the application with the stipulation that the racking system be removed within 5 years.
- Zoning Hearing Application of Isaac K. Stoltzfoos of 751 Spruce Grove Road who resides on 8.8 acres is requesting a special exception to utilize 25% or approximately 800 square feet of the existing mushroom house for a woodworking business that he will be taking over from his

father. Additionally, he is requesting approval for the use of 529 square feet in the future addition of a second story he plans to add onto the mushroom house. Mr. Coates indicated his concern over the proper usage and disposal of chemicals. Mr. Stoltzfoos assured the Board all chemicals are handled per guidelines and regulations. Motion then made by Mr. Beiler, seconded by Mr. Coates and carried to recommend the approval of this application as presented.

- Zoning Hearing Application of Henry S. Miller of 362 Jackson Road who is requesting a variance of section 306.9 of the zoning ordinance to allow 3 residential units to share a driveway. He is also requesting a variance to authorize him to complete a lot add-on plan that would create a 4.15-acre lot. Mr. Beiler motioned the Board support the approval of this application. The motion was seconded by Mr. Coates and carried.
- Zoning Hearing Application of Stephen Smoker who resides on a 1.01-acre lot at 85 Little Britain Road. He is requesting an appeal of the Zoning Officer's decision and/or a variance of sections 200.9.A, 200.9.B and 303.4 to allow him to maintain the netting/hoop structure he has placed over berries in his front yard and to allow him to construct a 12' x 16' concrete structure to house his diesel equipment. Mr. Beiler advised he has seen the structure and believes it is more aesthetically pleasing than other netting options would be. Mr. Coates indicated that the method used is a structure and not allowed in the front yard and should definitely not be in the right-of-way. Mr. Beiler noted he was in favor of both requests but motioned the Board support the diesel shed request and defer the placement of the netting structure to the Zoning Hearing Board. Mr. Coates seconded the motion, which carried.
- A change in the interpretation of regulations pertaining to septic systems on ECHO units. Per the current interpretation of Zack Richard at DEP, obtaining septic approval for ECHO units will be much more difficult and expensive. Ms. Jackson is requesting further information on this new interpretation. She requested board approval to forward the response to her request to the Solicitor for review and intervention to ensure residents who truly need the relief of an ECHO unit can obtain it in a timely and reasonable fashion. Motion made by Mr. Beiler, seconded by Mr. Reynolds and carried for Ms. Jackson to proceed with the action.
- Introduced Matt Weaver of SUNCO who is looking to run a pipe through the stormwater swale on a Friends Road property. Following a review of the request a motion was made by Mr. Reynolds, seconded by Mr. Brenneman and carried to obtain comments from the Township Engineer on this matter prior to making a decision.
- Mr. Beiler acknowledged a thank you email received by Ms. Jackson pertaining to the professional, helpful manner in which she assists residents.
- Michael Brooks, who operates a wood sign company within the Township advised he creates indoor signs and recommended a person in Quarryville by the name of Nate Wood to contact regarding a new sign at the entrance of the park.

TAXES: It was reported that County Treasurer collected \$4,092.64 in Real Estate tax during the month of June.

ROADS: The following report on June road crew activities was provided.

- Cleaned side gutters.
- Filled potholes.
- Mowed at the Park and Municipal Building.
- Hauled stone.
- Regraded areas at the park.

- Mowed road banks.
- Worked on equipment.
- Removed tree after hours.
- Performed storm clean up.
- Cleaned and prepared park for weekend.
- Removed tree on Sleepy Hollow Road.

PAYMENT OF BILLS: Motion made by Mr. Beiler, seconded by Mr. Reynolds and carried authorizing the payment of General Fund checks 14249 through 14283 in the amount of \$50,744.85. Motion made by Mr. Coates, seconded by Mr. Beiler and carried authorizing the payment of State Fund checks 2086 through 2087 in the amount of \$68,101.53.

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

PLANNING COMMISSION: Motion made by Mr. Coates, seconded by Mr. Reynolds and carried adopting the minutes of the June 23rd Township Planning Commission meeting as printed.

John Petro: Ms. Jackson presented the Latham Road plan advising that it had received a clean letter from the Township Engineer. Motion was then made by Mr. Coates, seconded by Mr. Reynolds and carried to approve the final plan as presented.

Daniel & Anna Smucker: Ms. Jackson presented the stormwater plan and advised there were a few items needing to be addressed and was awaiting additional review and approval from the Township Engineer. Following a review of the plan, Mr. Beiler motioned approval of the plan based on Mr. Fisher's comments and authorized Ms. Jackson to sign the plan outside of a meeting. Mr. Reynolds seconded the motion, which carried.

NOTTINGHAM AND KING PEN ROADS INTERSECTION: The Board was advised of a sight distance issue over the July 4th holiday at the Nottingham and King Pen Roads intersection. The new owner of the home on the corner, Tim Icenhour, installed a railing on the porch per his homeowner's insurance policy. The railing completely blocked sight distance at the intersection and was closed by the Roadmaster. Approximately 10 years ago, PennDOT was contacted regarding the safety of this intersection and the township was advised to install a traffic circle. At that time, Roadmaster, Dan Risk contacted the owner of the farm on the opposite side of the road to request approval to reroute the entrance of the road further down Nottingham Road. The property owner had no desire to allow this alteration. Mr. Icenhour has indicated he would allow the township to purchase the property for \$330,000.00. Ms. Jackson noted that per the recorder of deeds office, the property was purchased by Mr. Icenhour for \$90,000.00. Following a lengthy discussion, a motion was made by Mr. Coates to offer Mr. Icenhour \$90,000.00 for the property and that once the township demolished the home, he would remain owner of the open lot. Mr. Reynolds seconded the motion, which carried.

RESOLUTION #9-26: Mr. Brenneman advised of the proposed Resolution declaring the 2019 Amended and Restated Little Britain Township Zoning Ordinance substantively invalid insofar as it excludes data centers and ancillary buildings or uses, including but not limited to energy generating facilities. The proposed Resolution is to allow the township to begin a curative amendment process as authorized by section 609.2 of the Municipal Planning Code. Following a review of this information, the meeting was open for public comment, with no response. A motion was then made by Mr. Beiler, seconded by Mr. Coates and carried to adopt Resolution #9-26.

TAKEBACK OF ROADS: Ms. Jackson advised of an email she received from a member of the Brittany Common's Homeowners' association seeking information on the Board's interest in assuming ownership of both Londonderry Lane and Canterbury Court. Following a brief discussion in which the Board clearly indicated they had no interest in assuming ownership of these roads and that they were planned to remain private roads and should remain so, Mr. Beiler motioned that Ms. Jackson advise residents of this decision. The motion was seconded by Mr. Coates and carried.

PENSION PLAN: The Board was advised that the current Pension Plan which was established in October 1997 does not allow employees to contribute to their account. Some employees now wish to make contributions and are requesting the Township provide such a pension plan for their use. PSATS does offer such plans, with a plan fee of approximately \$300.00 per year. Following a discussion, a motion was made by Mr. Beiler, seconded by Mr. Reynolds and carried to advertise for the services of defined contribution and employee's contribution plans.

ISAAC STOLTZFUS: Mr. Beiler advised that he had been contacted by Mr. Stoltzfus requesting the return of his escrow funding for a project that is being replanned. Ms. Jackson advised that she had explained to Mr. Stoltzfus that since he began his project prior to having his contractor meeting with Mr. Fisher and without permits that she had to retain the escrow funding submitted in the event the Township would have to install the stormwater features which were planned and approved. She has advised him that should a new plan be drafted and the amount of the project is less, a check for the difference could be issued. She also noted that she advised Mr. Stoltzfus to obtain a letter of credit versus placing such a large sum of funding in escrow.

EXECUTIVE SESSION: Mr. Brenneman called for an executive session at 8:37 p.m. to discuss a legal matter. The meeting reconvened at 8:55 p.m.

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

Susan White: Motion made by Mr. Coates, seconded by Mr. Reynolds and carried to authorize the release all but \$500.00 of the escrow being held on the Spruce Grove Road project.

Barbara & Frank Focht: Mr. Beiler motioned the release of the escrow funding being held on the Blue Gill Road project. Mr. Brenneman seconded the motion, which carried.

TRAINING/SEMINARS: Upcoming training and seminars were reviewed. Ms. Jackson noted that she will be taking continuing educational classes to maintain her BCO and notary status.

ADJOURNMENT: At 8:57 p.m., there being no further business, a motion was made by Mr. Beiler, seconded by Mr. Reynolds and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis
Secretary/Treasurer