

LITTLE BRITAIN TOWNSHIP
December 9, 2025

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, December 9th, 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 7:33 p.m. A moment of silence and reflection was followed by the salute to the flag.

PRESENT:	Richard Brenneman	Christopher Colletti
	Clark Coates	Doug Matthews
	Mervin Beiler	Marcella Peyre-Ferry
	David Martin	Debbie Chase Proffitt
	Christine Jackson	Dan Risk
	Margaret DeCarolis	Craig Williams

MINUTES: Motion made by Mr. Beiler, seconded by Mr. Martin and carried to adopt the minutes of the November 11th meeting as printed.

SANITATION: It was reported that Rick Prettyman collected \$150.00 in well permit fees and \$1,275.00 in sanitation fees during November. No storage tank permits were issued.

ZONING: Zoning Officer, Christine Jackson reported issuing 7 zoning, 3 occupancy, 1 driveway and 1 demolition permits during November along with the acceptance of 2 Zoning Hearing Applications. Ms. Jackson also advised of the following;

- Zoning Hearing Application of Steven Paul Markley of 75 Heather Circle is requesting a special exception of section 201.3 of the zoning ordinance to allow him to keep chickens on his R-1 zoned property after receiving a violation notice. Adjoining property owner Joseph Greer advised the Board of his opposition to the application. He noted that animals were obtained without authorization, are against the deed restrictions, have inadequate securement and roam the neighborhood and that the rooster crows for hours a day, often beginning at 4 a.m. The Board thanked Mr. Greer for his articulate and well-presented opposition, which included photographs of the chickens wandering free and the damage they are creating on his property. The Board stated that roosters are hardly ever approved in residential zoning districts and of their concern in authorizing a use that clearly contradicts deed restrictions. Following the discussion, a motion was made by Mr. Beiler, seconded by Mr. Coates and carried to recommend the denial of this application.
- Zoning Hearing Application of Puddle Duck Creek Equipment which is requesting a special exception of sections 204.3C and 406.2 of the zoning ordinance to allow for his small equipment business, which houses some equipment outside to be run on the 1.18-acre lot located at 136 Nottingham Road. They are also requesting a variance to allow a commercial use on a property that abuts a residential property. Tim Hahn, the owner and sole employee of Puddle Duck Creek Equipment, presented the request and advised he had been operating the business there for approximately a year. He noted that he sells and repairs garden, farm and construction equipment. Upon review of the application, a motion was made Mr. Coates, seconded by Mr. Beiler and carried to recommend approval of the application.

- Zoning Hearing Application of Galen Nolt who is requesting relief of section 200.8.E, minimum setback regulations on a principal building and section 503.1.G to expand a structure on a non-conforming lot. Mr. Nolt would like to install an addition on his garage and add a front porch. Following a review of the application, Mr. Brenneman recommended the Board support the approval of this application as presented. Mr. Coates seconded the motion, which carried.
- Double home located on Heather Circle that was recently brought to her attention when resident inquired about using second home as an Air B&B. In a review of documentation on the property, the sub-division plan noted the lot was for a single-family dwelling, the building permit issued stated the structure was to be 28' x 46' bi-level single-family dwelling. Occupancy inspections were not performed in 1993 at the time of construction and no sewage records can be located. Residents claim that no alterations have occurred to the home since its construction. County assessment records do show the structure as a two-family dwelling. Following a discussion in which it was noted that a Bed & Breakfast would not be allowed in an R-1 zoning district without a conditional use hearing, a motion was made by Mr. Beiler, seconded by Mr. Martin and carried to advise the resident that the second kitchen must be removed and the property restored to a single-family dwelling. If she then wished to pursue the operation of a B&B she would need to apply for conditional use.
- Clarification of approval granted on the Justin Kreider Nottingham/Little Britain/Brown Roads sub-division plan reviewed in September. She noted the minutes were unclear if she was authorized to sign the plan outside of a meeting following the revisions required on the Sewage Facility Module. The Board indicated she is authorized to sign the plan outside of a meeting.

TAXES: It was reported that no report had been received from tax collector, Agnes Reeder.

ROADS: Roadmaster, Dan Risk advised of the following November road crew activities:

- Cleaned inlet boxes.
- Reviewed driveway permit sites.
- Helped East Drumore mill roads.
- Filled potholes.
- Checked roads for damage following storm.
- Had truck frames treated.
- Blew leaves off of roads.
- Worked on Bluff Road pipe crossing.
- Took Peterbilt truck in for inspection.
- Hauled and stockpiled stone.
- Removed tree after hours.

PAYMENT OF BILLS: Motion made by Mr. Beiler, seconded by Mr. Martin and carried authorizing the payment of General Fund checks 14004 through 14040 in the amount of \$32,397.37. Motion made by Mr. Martin, seconded by Mr. Coates and carried authorizing the payment of American Rescue Plan check 1013 in the amount of \$215,656.00. Mr. Risk advised that he had received an invoice for the new truck which shows a balance due of \$217,589.00, leaving a balance due on the truck of \$1,933.00. He is attempting to confirm the difference in price and believes it may be related to paperwork and titling. Mr. Beiler authorized an additional payment up to

\$2,000.00 on the truck purchase if necessary to complete the delivery of the vehicle. Mr. Brenneman seconded the motion, which carried.

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

PLANNING COMMISSION: Motion made by Mr. Brenneman, seconded by Mr. Coates and carried adopting the minutes of the November 25th Township Planning Commission meeting as printed.

Mike Jones: Craig Williams of Strausser Surveying presented the preliminary plan and requested approval for the signing of the Sewage Facility Module -**Resolution #10-25**. Motion made by Mr. Coates, seconded by Mr. Beiler and carried authoring the signing of the Sewage Facility Module.

Justin Kreider: Doug Matthews of David Miller Associates presented the preliminary stormwater plan for the Ashville Road project. He noted he was working on the placement of the driveway to ensure adequate site distance for both the State and Township. Following a review of the plan, Mr. Beiler motioned the plan be approved for signing outside of a meeting once all details are established and approved. Mr. Martin seconded the motion, which carried.

David Martin: Mr. Martin has never had the benefit of filing a small stormwater project. All construction since 2014 has required standard stormwater planning. At this time, he plans to install a hoop structure for manure storage and a section of driveway measuring approximately 4,500 square feet. The hoop structure is stormwater exempted by the State per house bill 1486. At this time, Mr. Martin is requesting a modification of the Townships Stormwater ordinance to allow a small project to address the driveway coverage. Following a discussion, a motion was made by Mr. Beiler, seconded by Mr. Brenneman and carried authorizing the modification to use small project protocols. Mr. Martin abstained from conversation and voting on the matter.

PHONE SYSTEM: The Board was advised of the continued problems being experienced with the phone system since Frontier switched the service from cooper lines to fiber optic lines. Frontier is unable to return us to our previous service and highly suggest updating our phone system to rectify problems. A quote for phones and service was received from PNTR in 2023 and filed for reference as there were no concerns with the phone service at that time. An updated quote for service was obtained and the purchase, installation and training on a new phone system would be \$2,362.98. Monthly service with the new service would cost \$226.96 a month. The newer service would provide several features not currently available and could allow the Zoning Officer to discontinue her second line at home, thereby creating additional savings. Mr. Beiler motioned the purchase and installation of the new phones and system through PNTR as presented. Mr. Coates seconded the motion, which carried.

RESOLUTION #8-25: 2026 Tax Rate- Motion made by Mr. Coates, seconded by Mr. Martin and carried to adopt Resolution #8-25 confirming the Real Estate Tax rate of .301 mills for the year 2026.

RESOLUTION #9-25: 2026 Budget- Motion made by Mr. Beiler, seconded by Mr. Coates and carried adopting Resolution #9-25 as The Little Britain Township budget for 2026.

TAX COLLECTOR: The Board was advised the Agnes Reeder won the write-in election for the position of Tax Collector during the November election. However, she will be declining the position. Following a discussion, a motion was made by Mr. Beiler seconded by Mr. Coates and carried to appointment the County of Lancaster to serve as the tax collector for the township.

END OF YEAR PAYMENTS: Motion made by Mr. Coates, seconded by Mr. Brenneman and carried, authorizing the Secretary/Treasurer to pay all end-of-year bills.

2026 APPOINTMENTS: The Board was advised of those positions up for re-appointment at the January re-organizational meeting.

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

Isaac Stoltzfoos: Motion made by Mr. Beiler, seconded by Mr. Martin and carried authorizing the release of escrow held on the Spruce Grove project.

Ron & Terry Springer: A motion was made by Mr. Martin authorizing the release of the escrow funding for the Schoolhouse Road project. Mr. Coates seconded the motion, which carried.

Benuel Stoltzfus: Mr. Coates motioned the escrow funding being held on the Pine Grove Road project be released. Mr. Beiler seconded the motion, which carried.

William & Sharon Noonan: As the project on Kirks Mill Road has been completed as designed, a motion was made by Mr. Beiler, seconded by Mr. Coates and carried authorizing the release of escrow funding.

Tim & Pat Jennings: Motion made by Mr. Beiler, seconded by Mr. Martin and carried authorizing the release of escrow held on the Brown Road project.

Aaron Stoltzfus Jr.: A motion was made by Mr. Coates authorizing the release of escrow funding held on the Eagle Road project. The motion was seconded by Mr. Brenneman and carried.

EXECUTIVE SESSION: Mr. Brenneman called for an executive session at 8:54 p.m. to discuss a legal matter. The meeting was reconvened at 9:15 p.m.

ADJOURNMENT: At 9:17 p.m., there being no further business, a motion was made by Mr. Martin, seconded by Mr. Coates and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis
Secretary/Treasurer