

**LITTLE BRITAIN TOWNSHIP**  
**October 8, 2024**

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, October 8<sup>th</sup>, 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 7:32 p.m. A moment of silence and reflection was followed by the salute to the Flag.

<b>PRESENT:</b> Richard Brenneman	Abner Beiler	Rick Prettyman
Clark Coates	Daniel S. Beiler	Dan Risk
Mervin Beiler	Katherine Cameron	Lisa Shepherd
David Martin	Tim Cameron	Tom Shepherd
Wayne Reynolds	Joseph Collaso	Tom Stachowsly
Christine Jackson	Joy Deckman	Tim Trostle
Margaret DeCarolis	Aaron L. Fisher	Amos Zook
	Alexa Gruber	Denise Zorn
	Benuel King	Mike Zorn
	Jeff Lewin	Jeff Moncavage
	Marcella Peyre-Ferry	

**MINUTES:** Motion made by Mr. Beiler, seconded by Mr. Coates and carried to adopt the minutes of the September 10<sup>th</sup> meeting as printed.

**SANITATION:** It was reported that Sewage Enforcement Officer, Rick Prettyman collected \$750.00 in sanitation fees during the month of September. No well permits were issued.

**ZONING:** Zoning Officer, Christine Jackson reported issuing 4 zoning, 4 occupancy, 1 demolition and 2 driveway permits during September along with the acceptance of 2 Zoning Hearing Applications. Ms. Jackson also advised of the following:

- Zoning Hearing Application of William Hershey who resides at 26 Fern Crest is requesting a special exception to alter a nonconforming use by placing a 34' x 60' covered roof on a heifer barn over the existing concrete barnyard. Following a discussion of the application, a motion was made by Mr. Beiler, seconded by Mr. Martin and carried to recommend approval of the application as presented.
- Zoning Hearing Application of Isaac F. Stoltzfus who is requesting a special exception to place two 30' x 300' high tunnels on his property located at 39 Nottingham Rd. He is also requesting a variance of time frame to construct the high tunnels, allowing himself two years from the date of his stormwater plan being approved. The Board discussed the application prior to Mr. Beiler motioning the Board recommend approval of the application as presented. Mr. Coates seconded the motion, which carried.
- Notice of meeting and plan submission dates for the Lancaster County Planning Commission was enclosed for review.

**TAXES:** The Board was advised Tax Collector, Agnes Reeder reported collecting \$59.14 in Real Estate tax during the month of September.

**ROADS:** The Board was advised of the following September Road Crew activities:

- Mowed road banks.
- Checked on and cleaned the park.
- Picked up cold patch.
- Filled potholes.
- Backfilled septic tank lids at municipal building.
- Replaced Stop sign on Springhill Road.
- Mowed at the park and municipal building.
- Worked on loader.
- Worked on skid loader.
- Hauled stone.

**PAYMENT OF BILLS:** A motion was made by Mr. Reynolds, seconded by Mr. Martin and carried authorizing the payment of General Fund checks 13541 through 13565 in the amount of \$41,054.72.

**PUBLIC PARTICIPATION:** Resident, Joy Deckman requested an update on when the 25 mph speed limit signs would be posted and what information the township obtained pertaining to prohibiting the use of jake brakes. Roadmaster, Mr. Risk advised the speed limits signs have been ordered and should be received and installed by the end of the month. Regarding Jake Brakes or engine brake retarder systems as they are officially known, are systems that provide an important safety feature and are a required feature on large trucks. Per Section 4103 of Title 75 (PA Vehicle Code) provides PennDOT with the sole authority to regulate vehicle equipment and is the sole authority authorized to restrict or prohibit their use. Ms. Jackson, speaking as a resident, noted her dismay at the speed limit on Green Lane being reduced to 25 mph and her belief that the reduction was unnecessary. She further noted concern over residents who have recently moved into the township wanting to upend uses on a roadway that have been in practice for years. She noted that a large majority of the trucks traveling these roads are essential for the agricultural community we are and wish to remain. Resident, Tom Stachowsky expressed concern over the increase in the volume of traffic and was advised the Township has no ability to control that. The residents of the area questioned if they could purchase and install signs notating the area as a jake brake free zone. The Board advised they have no authority to approve their requests but noted that any signs they wished to erect would need to be outside of the township right-of-way.

**LETTER OF RESIGNATION:** George Osborn advised the board that due his age and unforeseen medical issues, he was resigning his position as Vice-Chair of the Zoning Hearing Board effective immediately. The Board asked him to reconsider but Mr. Osborn said at this time he could not, they thanked him for his years of service.

**TOWNSHIP PLANNING COMMISSION:** Motion made by Mr. Coates, seconded by Mr. Beiler and carried adopting the minutes of the September 24<sup>th</sup> Township Planning Commission meeting as printed.

**Jonas King:** Tim Trostle of Strausser Surveying presented the stormwater management plan and advised that all comments from the Conservation District have been addressed.

There is only one item in questions regarding the Engineer's comment and he is working to reconcile that. Following a review of the plan, a motion was made by Mr. Coates, seconded by Mr. Beiler and carried authorizing the signing of this plan outside of a meeting once approved by the Engineer.

**PROPOSED REFRIGERATOR TRAILER ORDINANCE:** Resident, Denise Zorn expressed concern over the proposed refrigerator trailer ordinance and the noise it would generate. She noted she enjoyed being outdoors and the continuous noise of a generator running 24 hours a day would be an annoyance and detract from her enjoying her home and property. The Board advised that there would be a setback requirement of 100 feet from all surrounding properties and that the noise from the generators could not exceed 60 decibels at property lines. She commented on a recent situation where the noise clearly exceeded that level. The Board indicated their belief that the noise in question was probably due to a broken part. Ms. Jackson stated she would reach out to the person she believes has the generator in question and have the matter resolved. Ms. Zorn presented a letter from residents Delmer and Deborah Kilby stating their opposition to the use of refrigerator trailers which Zoning Officer, Ms. Jackson read into the record. Resident, Abner Beiler indicated his dissatisfaction that the proposed ordinance limits the use of the refrigerator trailers to 3-years. He indicated their desire was for these structures to be allowed permanently. Resident, Danel Beiler indicated his belief that the ordinance was drafted to ensure the trailers used were not an eye sore. The Board indicated they have said from the beginning that a time limit would be placed on the use of these units out in the fields. If housed per current regulations, there are no time restrictions. Resident, Amos Zook questioned if the Board could approve additional time by resolution. He was advised that any variances from the proposed ordinance once adopted would have to be approved through the Zoning Hearing Board. Resident, Aaron Fisher repetitively stated his opposition to the time limit and stated his belief these units should be for use in the Agricultural Districts, not Residential Districts. He was advised that the legal aspects of which districts would have access to these units were discussed previously. Ms. Jackson then questioned when the 3-year time would begin as some farmers have been using the units for 2 to 3 years now. The Board agreed to begin the length of time upon adoption of the Ordinance. Mr. Beiler indicated his belief that the Board may wish to allow farmers to use these units for 5 to 6 years prior to requiring them to be housed. Following a discussion, Mr. Coates motioned that the timeframe of use be adjusted to 5 years. Mr. Reynolds seconded the motion, which carried.

**SECTION 440:** Resident, Amos Zook advised he attended the September Township Planning Commission meeting where a discussion pertaining to his desired animal counts on lots less than 20 acres was discussed. They advised him to keep working on his proposal, so he is submitting an updated request of his desires to be considered when zoning revisions are being made. The Board thanked Mr. Zook for preparing a written request of his desires and understanding the process and timeframe of revisions being made to the zoning ordinance. A motion was then made by Mr. Beiler, seconded by Mr. Brennaman to submit the updated proposal to the Township Planning Commission for review.

**HOLDING TANK ORDINANCE:** Zoning Officer, Ms. Jackson advised that she had just received a preliminary FAQ (Frequently Asked Questions) Sheet from the Solicitor with responses received from DEP. As there will be corrections made to the sheet, it was not yet

available for public review. It was noted the sheet has 3 types of tanks requiring permitting through the Township: septic, holding and storage. Based on the classifications of these tanks, the Township will need to have separate ordinances for storage and holding tanks. The current septic pumping ordinance will be incorporated into the holding tank ordinance. Ms. Jackson presented copies of the proposed Storage Tank Ordinance and the proposed Holding and Maintenance Ordinance. Mr. Beiler questioned the phrasing in the proposed ordinance disseminated in September that indicated tanks “had” to be inspected annually. Sewage Enforcement Officer, Mr. Prettyman advised he had placed that there to ensure the township could inspect annually if desired. Following a brief discussion, the Board indicated they wanted the phrasing to state the system “can” be inspected annually. Mr. Beiler also questioned the frequency of cleanout requirements listed in Section 113-G as no less than 12 times per year. A discussion pursued in which the Board agreed that frequency was excessive and would be changed.

**JONATHON STOLTZFUS:** Jeff Moncavage of Team AG who advised he was a senior environmental consultant, and he is working with Jonathon Stoltzfus to ensure his plan is processed appropriately. He noted that Mr. Stoltzfus is merely using water to wash his vegetables, which would not be regulated through ACT 537 but through DEP Chapter 102 which handles normal agricultural wash waters. The Board and Ms. Jackson advised of the months of negotiations pertaining to this plan and the efforts made to compile accurate and up to date standards for the handling of this water with DEP. As noted above, progress has been made and the adoption of the proposed Ordinances discussed is anticipated to take place during the December meeting. It was noted that the Lancaster County Conservation District (LCCD) is charged with overseeing these plans within Lancaster County. Mr. Moncavage then questioned if approval is obtained from the LCCD if plan can move forward. Ms. Jackson advised him that upon receipt of an administrative completion letter from the LCCD along with other required documents that Mr. Stoltzfus may obtain permits.

**BLACK AND LITTLE BRITAIN ROADS INTERSECTION PROJECT:** The Board was advised that the Township Engineer has advised that PennDOT has not given final approval for the project yet. PennDOT is now raising concerns over the opposite side of intersection, which was previously addressed and deemed to be adequate. He is requesting the Board table the awarding of this project until final approval is received from PennDOT.

**TRUCK PURCHASE:** Roadmaster, Mr. Risk advised that he has been looking at trucks and anticipates the Chassis itself running approximately \$140,000.00 with the upfitting costing an additional \$81,000.00 to \$87,000.00. He has looked at Western Start, Mack, Kenworth and Peterbilt. Motion made by Mr. Beiler, seconded by Mr. Coates and carried authorizing Mr. Risk to obtain precise estimates on the vehicles he is interested in.

**PENSION PLAN DISBURSEMENT:** It was noted that the Township received \$12,243.61 from the state for the funding of the Township Pension Plan. The Secretary/Treasurer recommended contributing \$3,030.75 for each of the employees enrolled in this plan and to retain \$120.61 for administrative fees incurred. Motion made by Mr. Coates, seconded by Mr. Reynolds and carried to disburse the funding as outlined above.

**FIREMAN'S RELIEF ASSOCIATION:** The Board was advised that \$32,837.01 had been received in relief funding. Following a discussion of how funds had been disbursed in the past a motion was made by Mr. Coates, seconded by Mr. Beiler and carried to disburse the funds as follows: \$25,247.27 (76.89%) to the RFFC, \$5,089.74 (15.50%) to the WAA and \$2,500.00 (7.61%) to the Quarryville Fire Company.

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

**Kevin Alexander:** A motion was made by Mr. Coates, seconded by Mr. Martin and carried authorizing the release of escrow being held on the Brookside Place project.

**Carl Smucker:** Mr. Beiler motioned the escrow funding being held on the Sleepy Hollow Road project be released. Mr. Coates seconded the motion, which carried.

**Gaspar Reyes:** The motion to release the escrow funding held on the Kinseyville Road project was made by Mr. Martin, seconded by Mr. Brenneman and carried.

**Jay Sensenig:** As the Springhill Road project has been completed, Mr. Coates motioned the escrow funding be released. Mr. Beiler seconded the motion, which carried. Mr. Brenneman abstained.

**Robert Sensenig:** A motion was made by Mr. Reynolds to authorize the reduction of the letter of credit held on the Scott Road project to \$5,000.00. The motion, which carried was seconded by Mr. Beiler.

**David Strawser:** Mr. Martin motioned the escrow funding on the Kirks Mill Road project be released. Mr. Brenneman seconded the motion, which carried.

**TRAINING/SEMINARS:** Upcoming training and seminars were reviewed. The Board authorized Mr. Risk to represent the Township at the PennDOT Winter Operations Overview to be held on October 29<sup>th</sup>. The Board also authorized the Secretary/Treasurer and the Roadmaster to attend the Lancaster County Association of Township Supervisors Annual Convention on November 7<sup>th</sup>.

**ADJOURNMENT:** At 9:46 p.m., Mr. Beiler made a motion to adjourn the meeting. The motion was seconded by Mr. Reynolds and carried.

Respectfully Submitted,

Margaret D. DeCarolis  
Secretary/Treasurer