

LITTLE BRITAIN TOWNSHIP
MAY 14, 2019

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, May 8th, 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 was followed by the salute to the Flag.

PRESENT: Jerry Emling	Jim Bullitt	Marcella Peyre-Ferry
Clark Coates	George Osborn	Dan Risk
Richard Brenneman	Don Osborne	Craig Williams
Pat Wood	Mary Joe Osborne	
Christine Jackson		
Margaret DeCarolis		

MINUTES: Motion made by Ms. Wood, seconded by Mr. Brenneman and carried to adopt the minutes of the April 9th Board of Supervisors meetings as printed.

SANITATION: It was reported that Mr. Stoner collected \$150.00 in sanitation fees and \$50.00 in well permit fees during the month of April.

ZONING: Zoning Officer, Christine Jackson reported issuing 11 zoning, 8 occupancy, 2 driveway and 2 demolition permits during the month of April along with the acceptance of 2 Zoning Hearing Applications. Ms. Jackson also advised of the following:

- Zoning Hearing Application of Little Britain Mennonite School of Weaverland Mennonite Schools. They are requesting an appeal of the zoning officer's decision pertaining to the keeping of livestock on the property located at 376 Nottingham Road. If the appeal is denied, they are requesting a special exception for the expansion/alteration or substitution of a nonconforming use. If the special exception is denied, they are requesting a variance. No date has been set for this hearing as the attorney representing the applicant has requested an extension. Dates in July are being proposed for the hearing. Ms. Jackson noted that the Township Planning Commission supports her decision in not allowing livestock within the Residential R-2 district. Mr. Emling questioned the purpose of R-2 zoning and was advised that this zoning district provides for higher density housing, churches, nursing homes and schools. She indicated an error had been made in zoning during an update that did allow for the keeping of livestock on lots less than 20 acres in size within that zoning district but that the error was corrected in June 2018.
- Zoning Hearing Application of David B. Fisher Jr. who is requesting a special exception of section 503 of the zoning ordinance to alter a nonconforming use by raising an 88 foot section of a pole barn by 6 feet. He is also requesting variances of sections 440.4 and 440.5 of the zoning for the keeping of livestock on lots less than 20 acres and to construct a two-story barn with 2 horse stalls and a carriage room within regulated setback requirements. He is additionally requesting an extension of time to complete the project per section 607.4 of the zoning ordinance. Mr. Emling

questioned if site distance would be a problem with the location of the proposed buildings and was advised it was not. Ms. Wood indicated concern over the number of animals being requested and stated her belief that was more animals than a 2.81 acre parcel of land should house. Following a review of the application, the Board noted it without comment.

- Zoning Hearing Application of William Bare requesting a variance of section 202.5 of the zoning ordinance to allow him to exceed the lot coverage allowed per zoning for the installation of a sidewalk, patio and pool. He is proposing to remove 1539 square feet of the current driveway to offset the 1639 square feet that the items noted above would need. Following a review of the application, it was noted without comment by the Board.
- Memorandum of Understanding received from the Lancaster County Conservation District (LCCD). The document outlines the scope and scale of responsibilities and expectations between the LCCD and the Township. Ms. Jackson advised of the following revisions necessary prior to the acceptance of this document.
 - On page 5, item 2c and 2d should read “The consultant and/or applicant shall” notify or forward documents to the LCCD, not the Township.
 - The sections on pages 7 – 9 pertaining to MS-4 stormwater regulations should be deleted as they do not apply to the Township.
 - On page 13, item a under Municipal Responsibilities should read “The Township will support” local volunteer watershed groups, not be an active participant.

Following a review of the document and proposed changes, a motion was made by Ms. Wood, seconded by Coates and carried to approve the document with the changes presented.

- Reminded the Board of an e-mail she sent out on May 13th to the Board along with representatives from Fulton, Drumore and East Drumore Townships pertaining to the updating of the Comprehensive Plan. Meeting dates noted for this group are June 12, July 16, August 20, September 17, October 15 and November 19. She requested that each Supervisor review the executive summary of the comprehensive plan that she had attached to the e-mail and mark each item noted on those pages as Accomplished, In Progress or Invalid prior to the June 11th meeting. She noted that all Board members and Township Planning Commission members were welcome to attend and take part in the updating process but that each municipality should appoint a minimum of 2 representatives who will be responsible for attending each meeting and providing feedback for/from their municipality. Mr. Coates and Ms. Jackson served in this capacity during the last update of the plan and are willing to serve again and were therefore appointed as the representatives for Little Britain. Mr. Emling will try to attend the meetings as well. Mr. Coates noted he would like all Township Planning Commission members to be invited to participate as well.
- Advised of information received from Solicitors, Angela Sanders and Theresa Mongiovi pertaining to High Tunnel Exemption to Storm Water Management. She noted the process outlined in the memo is the manner in which she will be applying the regulation.

TAXES: It was reported that Tax Collector, Agnes Reeder collected \$64,966.69 in Real Estate tax and \$205.44 in Interim tax during the month April.

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

- Repaired side gutter on Scott Road.
- Replaced signs.
- Cut swale along Jackson Road.
- Worked on drainage ditch on Fairmount Road.
- Worked on equipment.
- Worked on side gutters.
- Worked on dirt roads.
- Prepared for Spring Clean Up day.
- Worked on Mack truck.
- Attended the State Convention.
- Removed trees following wind storm.
- Repaired side gutters.
- Opened restrooms at Park.
- Worked at the Park.
- Picked up cold patch and filled pot holes.
- Made cabinet for security system at the Park.
- Mowed road banks.
- Hauled stone.
- Poured footers for playground equipment at Park.

Mr. Emling questioned if any damage had occurred due to recent rain. Mr. Risk advised that there have been some downed trees and that a few roads have needed attention based on the rainfall amounts. He noted that skin patching would be taking place within the next few weeks, which should help repair some of the road damage. Roads to be seal coated include, Friends Road, Fox Hunt Drive, Heather Circle, Ivy Lane, Shepherd Lane, Latham Road and a section of Pine Grove Road. Paving projects that will include scratch coating and the fixing of intersections include Green Lane intersections, the lower end of Brown Road at the intersection of Brown and King Pen Roads and Pine Grove Road at the Ford Road intersection. King Pen near the covered bridge is scheduled to paved, as is Roberts Road. Skin Patching is scheduled for Kirks Mill Road, King Pen Road from Kirks Mill to 272, Lloyds Road, Ashville Road, Hart Road, Charlestown Road, Valley View Lane, Deer Run Road and Pine Grove Road from Ashville Road to 272.

PAYMENT OF BILLS: Motion made by Mr. Brenneman, seconded by Mr. Coates and carried authorizing the payment of General Fund checks 11340 through 11381 in the amount of \$38,022.42.

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

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

printed. Ms. Jackson advised that neither Township Planning Commission Secretary, Jen Brown nor herself would be in town to attend the June meeting and questioned if the Board would object to Madison Jackson taking minutes during that meeting. The Board indicated they had no objections.

Donald Osborne: Craig Williams of Strausser Surveying presented the land development plan and advised that the property owners desire to maintain the current character of the property while developing the property to accommodate the event venue they previously received approval for. They are now requesting the following waivers of the Stormwater and Land Development Ordinance:

- Section 602.19.C pertaining to the width of the driveway. Motion made by Mr. Coates, seconded by Ms. Wood and carried approving the waiver request.
- Section 602.19.H pertaining to the paving of the access driveway. Ms. Wood motioned the waiver be granted as presented. Mr. Brenneman seconded the motion, which carried.
- Section 602.24 pertaining to a modification of lighting requirements. Ms. Wood motioned this waiver be granted once approval of the modification of the lighting plan is approved by the Township Engineer. Mr. Coates seconded the motion, which carried.
- Sections 603.01.F, 601.01.I and 603.01.J pertaining to the landscaping, paving and painting of the parking lot as the parking area will be grass. Motion was made by Mr. Coates, seconded by Mr. Brenneman and carried approving the waiver requests.
- Section 603.03 pertaining to bicycle parking. Mr. Coates motioned the waiver as requested. Ms. Wood seconded the motion, which carried.
- Sections 402.01, 402.D, 403.03.D and 403.I.2 pertaining to plan scale and the showing of features within 200 feet of the subject property. A motion was made by Mr. Coates, seconded by Mr. Brenneman and carried authorizing these waivers.

STORMWATER PLANS: Zoning Officer, Ms. Jackson presented the following stormwater plans:

Mary Crawford: Following a review of the plan, the Board approved the waiver request of section 305.A.2.c pertaining to the maximum loading ratio requirements as long as the property owner is aware that should water runoff become an issue that a revised plan will need to be filed at the township. Mr. Coates motioned the conditional approval of the plan and authorized the signing of the plan outside of a meeting once approval from DEP and escrow funds have been received. The motion was seconded by Mr. Brenneman and carried.

Amos Beiler: The plan was reviewed and remaining items to be completed on the plan were discussed. Due to this area being known for its stormwater issues, Mr. Emling motioned the plan be returned to the Board for review once all corrections are complete.

prior to the plan obtaining final approval. Mr. Coates seconded the motion, which carried. Ms. Wood abstained from voting.

ALARM SYSTEM: Rob Mayes of Llomar Alarm Company presented an estimate for the installation and service of an alarm system for the municipal building and the park. The quote for materials was \$1,600 with a monthly service fee of \$50, which would be billed annually. There would be no charge for the installation of the system. Mr. Mayes indicated the current alarm at the municipal building is run through the phone system and therefore would be down should phone service be down. The system he is proposing utilizes cellular technology to ensure consistent service. The proposed systems could be programmed to contact the State Police, Mr. Risk or both if the alarm is activated. Following a discussion on the matter, Ms. Wood motioned the approval and installation of the alarm system presented at the municipal building and park. Mr. Brenneman seconded the motion, which carried.

LAPTOP COMPUTER REPLACEMENTS: The Board was advised of problems being experienced with the laptops currently being used by the Zoning Officer and Secretary/Treasurer. The Wi-Fi component of the Zoning Officer's computer recently had to be replaced with an external USB wireless adapter to allow for internet access. Peter Rush of PNTR Services completed the service on the machine and indicated the problems being experienced could clearly indicate the end of the current laptops services. The Board was also advised that \$1,000 of Liquid Fuel funds could be utilized for the purchase of a computer. It was noted that both laptops have been in use in 2013. Mr. Emling noted the expected life span of a computer and indicated his desire for the offices to have the equipment necessary to perform their tasks. He suggested a budget of \$2200 - \$2500 be established for the purchase of new laptops. The Board was also advised that Mr. Rush recommended the purchase of Office 365 for software as it can be used for a \$99 fee per year on up to 3 computer systems. This software will ensure that all programs are updated as newer versions become available. Following a brief discussion, Mr. Brenneman motioned that \$2200 - \$2500 be authorized for the purchase of 2 new laptops. The motion was seconded by Mr. Coates and carried.

YOUNG LUNGS AT WORK – TOBACCO-FREE OUTDOOR AREAS: The Board was advised of information received Lindsay Pringle of Lancaster General Health pertaining to the tobacco use and the hazards of secondhand smoke. Her organization is requesting all public parks be deemed as non-tobacco sites and will provide signage free of charge to any/all municipalities which adopt a resolution establishing their park as tobacco free. A brief discussion pursued in which the Board indicated they had no desire to infringe on an individual's right in this manner and of the potential conflicts a measure such as this could create with those utilizing the Park. It was the consensus of the Board to decline this proposal.

SPRING CLEAN-UP: The Board was advised that 52 residents participated in the Spring Clean-Up event. A total of 22 tires, 1 large white and 7.60 tons of refuse were collected and disposed of following the event. Following all expenses, the total cost to the Township was \$461.80.

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

Elam Fisher: Motion made by Ms. Wood, seconded by Mr. Emling and carried authorizing the release of the feature escrow being held on the Balance Meeting Road project.

William Morris: Motion made by Mr. Coates authorizing the release of feature escrow being held on the Brown Road project. Ms. Wood seconded the motion, which carried.

Weaverland Mennonite Schools: Motion made by Mr. Brenneman, seconded by Ms. Wood and carried authorizing the release of the letter of credit being held on this project.

Scott Wagner: Ms. Wood motioned the letter of credit being held on the King Pen Road project be released. The motion was seconded by Mr. Brenneman and carried.

Barbara Smucker: Motion made by Ms. Wood, seconded by Mr. Coates and carried authorizing the release of feature escrow being held on the Oak Road project.

TRAINING/SEMINARS: Upcoming training and seminars were reviewed.

ADJOURNMENT: At 8:47 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