

LITTLE BRITAIN TOWNSHIP

September 8, 2026

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, September 8th, at the Municipal Building located at 323 Green Lane, Quarryville, Pennsylvania. Prior notice of the meeting was given.

Chairman, Richard Brenneman, called the meeting to order at 7:30 PM. A moment of silence prayer was followed by the salute to the Flag.

PRESENT:	Richard Brenneman	Abner Beiler
	Clark Coates	Christopher Colletti
	David Martin	Tyler McCardell
	Wayne Reynolds	Jewell Shivery
	Mervin Beiler	Andrea Sensenig
	Christine Jackson	Ivan Fisher

MINUTES: Motion made by Wayne Reynolds, seconded by Clark Coates and carried to approve the minutes of the August 11th Board meeting as written.

SANITATION: Sewage Enforcement Officer, Rick Prettyman's August report showed \$320.00 in well permit fees, \$4,480 in septic fees and no storage tank fees were collected for the month.

ZONING: Zoning Officer, Christine Jackson reported issuing 6 zoning, 7 occupancy, 3 driveway, 1 extension, 4 demolition permits and acceptance of 2 Zoning Hearing Applications for the month of August.

- The Zoning Hearing Application of Bruce and Nancy Rowe who reside at 325 Nottingham Road, Nottingham PA was reviewed by the Board. The Rowes, who live on a corner lot, are requesting a variance from Section 303.4 Front Yard Setback requesting authorization to build an accessory building in the front yard. After a brief discussion regarding lack of a true hardship as well as viable compliant locations for the structure a motion was made by Clark Coates, seconded by Richard Brenneman and carried recommending the Zoning Ordinance be upheld and the application be denied.
- The Zoning Hearing Application of Michael J. Daniels who is currently operating an Airbnb that is not owner occupied from the property located at 36 Springhill Road, Quarryville PA is requesting a Special Exception under Section 105, Uses Not Provided For, as well as a variance from Section 408.4 Bed and Breakfast – Management. Mr. Daniels was notified in July of 2025 that per Section 408.4, all Bed and Breakfast facilities within Little Britain Township must be owner occupied and his options were: occupy the facility per Section 408.4, discontinue the use or request relief from the Zoning Hearing Board of Little Britain Township. He failed to comply and continued to operate, violation was issued, case was heard at District Court and judgment awarded. Mr. Daniels believes the Zoning Ordinance does not provide for his use, but if the Zoning Hearing Board

disagrees, he is requesting variance relief of the owner-occupied requirement found in Section 408.4. After a brief discussion a motion was made by Clark Coates, seconded by Richard Brenneman and carried recommending the application be denied, the use is provided for, and the Ordinance should be upheld.

- Andrea Sensenig is requesting a well isolation distance exemption for the property located at 2581 Noble Road, Kirkwood PA. The existing well is encroaching on the required 100 feet setback by twenty-five feet. Mrs. Sensenig purchased the property in January 2026 and presented the Board with a well permit obtained by Brown Brothers in care of the prior property owner in January 2017 authorizing the installation. It was noted the application paperwork falsely shows the well and drainfield to be the required 100 feet. Motion made by Mervin Beiler, seconded by David Maring and carried granting the requested relief and recommending periodic water testing.

TAXES: No report received.

ROADS: The Roadmaster Report submitted stated the following work was completed in the month of August:

- Mowed road banks
- Mowed at the park and municipal building
- Graded dirt roads after heavy rain
- Removed tree after hours
- Checked on and cleaned park
- Replaced speed limit and stop signs
- Cleaned inlet boxes
- Hauled stone
- Checked on driveway sites
- Re-graded dirt and gravel roads

PAYMENT OF BILLS: Motion was made by Mervin Beiler, seconded by Wayne Reynolds and carried authorizing the payment of General Fund Checks 14332 – 14361 in the amount of \$75,181.22.

PUBLIC PARTICIPATION: None

PLANNING COMMISSION: Motion made by Clark Coates, seconded by Mervin Beiler and carried to adopt the minutes of the Little Britain Township Planning Commission of August 25, 2026 as written.

QUARRYVILLE LIBRARY: Jewell Shivery, Vice President of the Quarryville Library presented the 2026 Quarryville Library Center Municipal Report to the Board. She informed the Supervisors that generous donations were received to replace both the HVAC system and roof on the library building. She drew their attention to the Municipal Resident Overview table within the report, specifically to the column entitled “Total \$ Saved by Using the Library” that reflects the amount of \$179,674. This figure reflects

what the residents of Little Britain Township would have spent if they had to purchase the items they used at the library. The Board thanked Ms. Shivery for her presentation.

WAKEFIELD AMBULANCE: Tyler McCardell and Christopher Colletti presented the Board with an overview of the lifesaving services their association provides, samples of the equipment they use, staffing educational requirements and the ever-rising cost for all the above. A document entitled, “The Cost of Readiness: Sustainable Funding for Community-Based EMS” was distributed to the Board for review. This document had financial comparisons for staffing, ambulance vehicles and reimbursement rates between years 2024 – 2026. This document also included three per capita cost share options to be considered. The Board asked how many of our Township residents are subscribers to the Association and were informed only 19-22%. The next question asked, what does the percentage need to be to support the Association with membership funds only, the answer 65%. The Board thanked the gentleman for their service and stated another Township newsletter article will be drafted to appeal for a greater level of participation.

2027 MEETING DATES: Motion made by Mervin Beiler, seconded by Wayne Reynold and carried to adopt the following meeting dates for 2027.

January 4th	July 13 th
February 9 th	August 10 th
March 9 th	September 14 th
April 13 th	October 12 th
May 11 th	November 9 th
June 8 th	December 14 th

RESOLUTION #11-26: Motion made by Clark Coates, seconded by David Martin and carried to adopt said resolution entitled, “A Resolution of Little Britain Township Lancaster County in Support of the Pennsylvania Local Government Bill of Rights.”

PARK SIGNAGE: Mrs. Jackson informed the Board per their request she contacted resident Michael Brooks requesting a quote to replace the sign at Little Britain Township Park. Mr. Brooks informed her his signs were for interior purposes, and they were not constructed to withstand exterior conditions. He did, however, recommend she contact Nate of The Woods Shop in Quarryville. Roadmaster, Dan Risk did meet with Nate and obtained a quote in the amount of \$1,800 to remove the old sign, make the new sign and install. Motion made by Mervin Beiler, seconded by Wayne Reynolds and carried to accept the quote and move forward with the work.

PENSION PLAN: Mrs. Jackson informed the Board the Pension Plan Committee met on Wednesday, September 2nd to review the Pension Plan Proposals submitted by Pennsylvania Municipalities Pension Trust and CBIZ. The Committee unanimous recommended the Board of Supervisors appoint Pennsylvania Municipalities Pension Trust as the benefit manager, but they requested the Board grant

them permission to schedule a meeting with the Trust, Committee and Employees to discuss the type of plans being offered to ensure they pick a plan that will meet the desires of both the Township and its employees. Motion made by Mervin Beiler, seconded by David Martin and carried to appoint Pennsylvania Municipalities Pension Trust as the plan administrator and granting approval to schedule the meeting and return to the Board next month with plan choices.

ACT 167: Clark Coates reviewed correspondence received from the Lancaster County Planning Department about Act 167, explaining what it is, how often the plan should be updated, what should be included and requesting Municipalities to join the planning process. Along with joining the process they are requesting financial support. No action taken.

BUDGET WORKSHOP: It was announced that a budget workshop will be held immediately following the October 13, 2026 regular Board of Supervisors meeting.

RELEASE OF ESCROW: Motion made by Clark Coates, seconded by David Martin and carried to release the escrow monies being held on Isaac Lapp of 124 Little Britain Road South.

CONDITIONAL USE HEARING: The Zoning Officer informed the Board that a Conditional Use application for Weaverland Mennonite has been received and a hearing date needs to be scheduled. Motion made by Mervin Beiler, seconded by Richard Brenneman and carried to schedule the hearing for October 19, 2026 at 7:30 PM and Angela Sander, Township Solicitor should be present.

MEETINGS/TRAINING/SEMINARS: Information regarding upcoming meetings, training sessions and seminars was available for review by the Board.

ADJOURNMENT: Motion made by Wayne Reynolds, seconded by Clark Coates and carried to adjourn the meeting at 8:31 PM.

Respectfully submitted,

Christine J. Jackson
Zoning Officer/BCO