Little Britain Township Zoning Hearing Board
323 Green Lane
Quarryville PA 17566

Members Present:

Joan Deen, Chairperson
Larry Burkhart, Vice Chairman
George Osborn, Alternate

On February 19, 2020 Ivan Zimmerman Jr. of 472 Kirks Mill Road, Nottingham PA 19362 came before the Zoning Hearing Board of Little Britain Township requesting a Special Exception under Section 201.3.B, Section 440 and Section 503.1 and a Variance of Sections 440.4, 440.5 and 607.4.

Ivan explained to the Board that he lives at 472 Kirks Mill Road, Nottingham PA 19362 which contains 10.1 acres of R1 – Rural Residential property. He has recently purchased the adjoining property, 480 Kirks Mill Road, Nottingham PA 19362 from Owen H. Groff Jr. The new property contains 12.1 acres of R1 – Rural Residential property with a stone two story house, accessory building and old barn. The old barn main structure measures 50 foot x 22 foot with an attached 15 foot x 22 foot sticking off the front. To the rear are old stone walls and concrete floor area which are in poor condition. The existing barn is 8 foot off the edge of Kirks Mill Road and creates a serious line of site issue when trying to exit the driveway.

Mr. Zimmerman proceeded to explain to the Board his desire is to tear down the existing non-conforming barn and rebuild a two story 60' x 48' bank barn. The new barn will be constructed 25' off the edge of Kirks Mill Road, not compliant but significantly better than the existing setback of 8'. He further explained that the existing house height is 29 foot and the new bank barn will reach a maximum height of 50 foot on one side. Mr. Zimmerman did verify with Owen H. Groff Jr. (previous owner) that when the entire barn stood, it also was 50 foot high. The structure will be used for storage in the upper level and livestock and equipment in the lower level. No business will be operated from the structure.

Ivan informed the Board he would like to have 50 sheep or goats, 30 chickens, 2 beef cattle or 2 horses. Pasture areas will be fenced and between the two properties (472 and 480 Kirks Mill Road) there would be approximately 10 acres of pasture. All manure will be properly disposed of.

Mr. Zimmerman requested a time extension from the Board to allow one year from approval to pull permits and two years from approval to complete construction. This time will be needed to have the barn and stormwater plans drafted, approved and project constructed.

The Board listened to testimony, asked several questions and opened the floor to comment. James Ernest Guyll of 471 Kirks Mill Road, Nottingham PA 19362 expressed the following concerns:

1. He was concerned that he had not been informed there would be more than one (1) hearing this evening.
2. Concerned about stormwater run off onto Kirks Mill Road. It was explained to Mr. Guyll that an under-ground infiltration bed would be constructed, and all roof water would go under ground into the facility, making his stormwater run off better post construction verses pre.

Larry A. Brown of 494 Kirks Mill Road, Nottingham PA 19362 stood and spoke in defense of Mr. Zimmerman's request asking the Board to grant his request as presented.

The minutes from the Little Britain Planning Commission and Board of Supervisors were reviewed and both bodies were in favor of the application because it would "improve a bad situation."

Hearing no other questions or concerns from the audience motion was made by Larry Burkhart, seconded by George Osborn and carried to approve the application as presented, as long as both, 472 and 480 Kirks Mill Road, properties (totaling 22 +/- acres) remain in common, contiguous ownership. If any acreage is ever sold separately the livestock count would need to be brought into compliance with Section 440 based on the acreage owned.

Respectfully Submitted,

Christine J. Jackson

Christine J. Jackson
Zoning Officer/BCO

Little Britain Township Zoning Hearing Board
323 Green Lane
Quarryville PA 17566

Members Present:

Joan Deen, Chairperson
Larry Burkhart, Vice Chairman
Jeff Wood, Alternate

On February 19, 2020 James L. Kreider of 105 Green Lane, Nottingham PA 19362 came before the Zoning Hearing Board of Little Britain Township requesting a Special Exception and Variance of Section 418 entitled Conversion Apartments and a previous decision granted on August 17, 2011.

Mr. Kreider received approval from the Zoning Hearing Board of Little Britain Township on August 17, 2011 via a special exception for a conversion apartment, as well as, a variance to erect a 10 foot x 12 foot screened-in porch as part of the apartment conversion.

Mr. Kreider now desires to enclose the existing 10 foot x 12 foot screened porch to create addition living space for the conversion apartment, as well as, place a 11 foot x 12 foot addition to create a laundry/mudroom for the conversion apartment.

Mr. Kreider testified the property is 39 acres of A1 – Agricultural property and currently contains the main house, conversion apartment, farm buildings and Pine View Trucking. The conversion apartment was constructed originally for his mother-in-law, who has now moved away. His desire is to remodel the conversion for occupancy by him and his wife. The main house will then be occupied by either a grandchild or a family friend returning from a mission trip.

According to the minutes received the Planning Commission and Board of Supervisors had no concerns.

The Board listened to testimony, asked several questions and opened the floor to comment. Seeing none, motion made by Jeff Wood, seconded by Larry Burkhart and carried to approve the application as presented.

Respectfully Submitted,

Christine J. Jackson

Christine J. Jackson
Zoning Officer/BCO

Little Britain Township Zoning Hearing Board
323 Green Lane
Quarryville PA 17566

Members Present:

Joan Deen, Chairperson
Larry Burkhart, Vice Chairman
Jeff Wood, Alternate

On February 19, 2020 Frey Group, LLC of 372 Puseyville Road, Quarryville PA 17566 came before the Zoning Hearing Board of Little Britain Township requesting an Interpretation of the Zoning Ordinance, Special Exception to alter a use not provided for and a Variance from Section 417.3, 417.4 and 417.8. The request stems from a desire to alter the decision rendered by the Zoning Hearing Board on November 27, 2002 involving their pine bark mulch facility.

Red Barn Consulting was representing Frey Group, LLC and explained their desired alterations to the previous November 27, 2002 approvals. Frey Group, LLC would like to bring stabilized compost, perlite, coco coir, peat moss and minor organic fertilizer components to the approved pine bark facility in Little Britain Township which consists of a 300 foot x 600 foot bermed macadamed pad with a 100 foot x 60 foot building and a containment lagoon. They would like to mix/turn these items together and once mixing is complete haul the product to the bagging plant in East Drumore Township for processing. There will be no changes to the size of the pad, no expansion to the existing building, no composting of raw materials on site, no bagging will occur in Little Britain Township and all stormwater will continue to be captured in the existing lagoon.

Felicia Newman of Coast of Maine presented samples of each of the individual components listed above to the Board and audience. She also presented several samples of the finished product (completed mix).

According to the minutes received the Planning Commission and Board of Supervisors had no concerns.

The Board listened to testimony, asked several questions and opened the floor to comment.

Camille Gracie of 785 Wesley Road, Kirkwood PA 17536 asked questions about type of equipment to be used and noise. Felicia Newman stated all equipment is currently being using in the operation between East Drumore and Little Britain Township and minimal to no impact is

expected. To be honest this alteration in operations will decrease truck traffic crossing Puseyville Road.

Mark Hodgson of 6156 Street Road, Kirkwood PA 17536 wanted to verify that there are no raw materials being composted, no planned changes to the lighting on premise after 10 PM and can the Zoning Hearing Board restrict the removal of the woods which acts as a vegetative buffer between Frey Group LLC and the neighboring properties. Felicia Newman stated absolutely no raw materials will be brought, only stabilized compost. No lighting changes are being proposed. As for the woods, because they are not the property owners, they are the business owners, they could not speak for Four Corners Properties (landowners).

Jonathan E. Barry of 6128 Street Road, Kirkwood PA 17536 wanted to verify that no new access is being proposed. Mr. Barry was informed there are no new accesses planned and should the need arise in the future the applicant would need to reapply requesting permission from the Zoning Hearing Board.

Hearing no additional questions or comments from the public the Board adjourned for an executive session.

Returning from the executive session Larry Burkhart made the following motion:

1. Interpretation – the proposed operation is not considered a composting facility.
2. Expansion is approved as follows:
   - No composting on site, applicant shall only use finished compost in the operation.
   - Applicant must operate the facility per the testimony given and exhibits offered.
   - The conditions of the November 27, 2002 decision still stand, except for the specific modifications approved by the Board.
   - Fifty percent of the woods adjacent to the pine bark facility must be maintained as a vegetative buffer.
   - Applicant shall ensure the operation remains compliant with all applicable rules and regulations, at all levels of government.

Seconded by Jeff Wood and carried.

Respectfully Submitted,

Christine J. Jackson
Zoning Officer/BCO

Little Britain Township Zoning Hearing Board
323 Green Lane
Quarryville PA 17566

Members Present:

Joan Deen, Chairperson
Larry Burkhart, Vice Chairman
Jeff Wood, Alternate

On February 19, 2020 the Board reviewed a written request from John L. Stoltzfus of 211 Schoolhouse Road, Kirkwood PA 17536. Mr. Stoltzfus received a special exception and a variance to expand his existing residence on October 17, 2018. To date Mr. Stoltzfus has not obtained a permit or started construction.

At this time Mr. Stoltzfus is requesting a time extension of said approvals. He is asking for one year, no later than February 19, 2021, to obtain permits and one additional year to complete construction, no later than February 19, 2022.

Motion made by Jeff Wood, seconded by Larry Burkhart and carried to approve the extension.

Respectfully Submitted,

Christine J. Jackson
Zoning Officer/BCO