

**LITTLE BRITAIN TOWNSHIP
MARCH 11, 2025**

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, March 11th 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.

PRESENT: Richard Brenneman	Daniel Appel
Clark Coates	Daniel S. Beiler
Mervin Beiler	John F. Beiler
David Martin	David B. Fisher
Wayne Reynolds	Marcella Peyre-Ferry
Christine Jackson	Dan Risk
Margaret DeCarolis	John L. Smoker

MINUTES: Motion made by Mr. Reynolds, seconded by Mr. Coates and carried to adopt the minutes of the February 11th meeting as printed.

SANITATION: It was reported that Mr. Prettyman collected \$450.00 in Sanitation fees during the month of February. No well or storage tank permits were issued.

ZONING: Zoning Officer, Christine Jackson reported issuing 9 zoning, 9 occupancy and 3 demolition permits during the month of February along with the acceptance of 5 Zoning Hearing Applications. Ms. Jackson also advised the Board on the following:

- Zoning Hearing Application of John L. Smoker who resides at 735 King Pen Road is requesting a variance of section 440 of the zoning ordinance. He would like approval to keep 2 horses, 1 dairy and 1 beef cow and either 100 chickens or 20 goats on his 3.2-acre property. It was noted that he plans to pasture the animals. Mr. Coates stated his belief that this would be an overuse of the property and his desire to see the regulations upheld as written. Mr. Beiler and Mr. Reynolds confirmed the animal count being requested was too high but feel some relief could be given. Following all discussion, Mr. Coates motioned the applicant be held to current regulations. Mr. Brenneman seconded the motion, which carried. Mr. Beiler and Mr. Reynolds opposed the motion.
- Zoning Hearing Application of Henry Stoltzfus of 215 North Little Britain Road is requesting a special exception to alter a non-confirming use. He would like to demolish his current 4,560 square foot barn and rebuild a 4,160 square foot barn farther back on the lot. Following a review 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 David B. Fisher Jr. who is requesting a variance to construct a 32' x 44' two story barn at 70 Schoolhouse Road. The structure would include one horse stall and a carriage area along with a 32' x 18' space to be used for a home occupation. He had obtained Zoning Hearing Board approval for this in the past but was unable to complete the project in time, which vacated his approval. Mr. Fisher is also requesting a variance of section 434.3 of the zoning ordinance to allow 50% of his building to be used for his

business versus the 25% allowed. It was noted his business is sharpening mower blades and would generate minimal additional traffic. Upon review and discussion of the application, Mr. Coates motioned the Board support the application as presented. Mr. Beiler seconded the motion, which carried.

- Zoning Hearing Application of Daniel L. King requesting a special exception to construct a 34' x 300' greenhouse on the property of Elmer Lapp located at 821 N. Little Britain Road. Following a review of the application, a motion was made by Beiler, seconded by Mr. Brenneman and carried.
- Zoning Hearing Application of David B. Fisher who is requesting a special exception to alter a non-confirming structure at 1032 Ashville Road by replacing the gamble roof on the barn with A frames and trusses, which will increase the height of the building by 4'. Following a discussion on the request, Mr. Beiler motioned the Board support the application as presented. Mr. Reynolds seconded the motion, which carried.
- The renewal of the Memorandum of Understanding between the Township and the County Conservation District. She advised this is done every 2 to 3 years. She advised that she has deleted all sections pertaining to MS -4 permits as they do not apply to Little Britain. She also amended Section 1, Item 2, letter B to read that this item applied only to projects that have 1 or more acres of disturbance. Letter C, Item 2 is notated with the question of whether this is necessary as permit applications are not accepted until NPDES approvals are received and preconstruction meetings held. Letters D & E in Item 2 have been removed with the notation that Consistency letters are sent to planners requesting and attached to the complete submission. In Section V.3 under municipal responsibilities, she has deleted item b. Following a review of these changes a motion was made by Mr. Coates, seconded by Mr. Beiler and carried authorizing Ms. Jackson to sign and submit the updated document.
- Notification received indicating that DEP is now requiring applicants to provide proof of an Operation and Maintenance agreement recording prior to scheduling a pre-construction meeting. They are also requiring the County Conservation District to perform a completeness review of the recorded agreement and provide written approval of the plan. This is a duplication in paperwork as the Township already requires this documentation if the project would involve an acre or more of earth disturbance. Mr. Beiler questioned if we could accept the operation and maintenance agreement being required by DEP. Ms. Jackson said she is working with the Township Engineer to confirm if that is possible.

TAXES: It was reported Tax Collector, Agnes Reeder had no collections during the month of January or February.

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

- Checked and marked One Call sites.
- Hauled stone to and graded dirt roads.
- Pretreated roads for snow and ice.
- Performed routine equipment maintenance.
- Prepared trucks for snow.
- Cleaned equipment following snow.
- Hauled anti-skid material and stone.
- Worked on skid loader.
- Changed oil in the Ford F-250.
- Replaced the filter sock at the inlet at Kirks Mill Road and Charlestown Drive.

- Hauled stone.

PAYMENT OF BILLS: Motion made by Mr. Coates, seconded by Mr. Martin and carried to authorize the payment of General Fund checks 13704 through 13741 in the amount of \$36,147.46. Mr. Beiler motioned that State check 2070 in the amount of \$10,166.71 be authorized for payment. Mr. Brenneman seconded the motion, which carried.

PUBLIC PARTICIPATION: Daniel Appel of the Robert Fulton Fire Company presented a report on February activities indicating they responded to a total of 30 calls during the month. Eleven of those calls were in Little Britain. He also noted that the fire company is working to prepare a 5-year expense forecast.

PLANNING COMMISSION: Motion made by Mr. Coates, seconded by Mr. Beiler and carried to adopt the minutes of the February 25th Township Planning Commission meetings as printed.

PROPOSED REFRIGERATOR TRAILER ORDINANCE: The Board reviewed the changes proposed by the Township Planning Commission which include removing the Commercial and Industrial zoning districts from all sections of the proposed update. There was also a verbiage change in section 469.1 specifying that the units are at least in annual use and only used for the storage of supplies used in the growing or manufacturing of products on the property or the storage of products grown or manufactured on the property by an agricultural or properly permitted ag support business. The Board is pleased with the changes as presented but question what defines significant disrepair as noted in section 469.5. Ms. Jackson will have Solicitor; Angela Sanders define criteria for this term. A motion was made by Mr. Beiler, seconded by Mr. Coates and carried to forward the document to Ms. Sanders for review and fine tuning.

STORAGE TANK COMPLIANCE DATE: The Board reviewed a request from Sewage Enforcement Officer, Rick Prettyman requesting that a deadline be established for current produce operations to become compliant with the Storage Tank Ordinance which was adopted on December 10, 2024. Following a discussion, Mr. Beiler motioned that June 9th be established as a deadline for property owners to apply for a storage tank permit and become compliant with the ordinance. Mr. Reynolds seconded the motion, which carried. Ms. Jackson will announce this date in her upcoming newsletter section.

FRONTIER INTERNET SERVICE: The Board was advised that fiber internet is now available through Frontier. There is no fee for switching over to the new service and any equipment necessary will also be provided free of charge. It was noted that due to the poor internet service previously provided by Frontier that it was not used and kept merely as an emergency backup. The change in service is projected to save the Township approximately \$150.00 per month. Following a discussion, a motion was made by Mr. Beiler, seconded by Mr. Coates and carried authorizing the change in service.

LANCASTER COUNTY DRUG TASK FORCE: The Board was advised that the County Drug Task Force is requesting an annual donation of \$1.00 per capita. It was noted that since the township lost its State Police liaison the township does not have a contact person within the task force. Motion made by Mr. Coates to maintain the \$1,000.00 donation provided in previous years

and to seek out contact information on the force. Mr. Brenneman seconded the motion, which carried.

RELEASE OF ESCROW: The Board reviewed the comments provided by Township Engineer, Ed Fisher pertaining to the release of escrow on the following plans:

Chrissy Krassenstein: Motion made by Mr. Reynolds, seconded by Mr. Martin and carried authorizing the release of escrow funding held on the Green Lane Road project.

Daniel King: Mr. Coates motioned that the escrow funding being held on the Green Lane project be released. Mr. Brenneman seconded the motion, which carried. Mr. Martin abstained from voting.

BLACK AND LITTLE BRITAIN ROAD INTERSECTION PROJECT: The Board reviewed a letter from Township Engineer, Ed Fisher indicating that PennDOT is still requesting full improvements on both sides of this intersection. He noted PennDOT is concerned over legal liability, as they are subject to a great number of lawsuits. Mr. Fisher noted that making both sides of this intersection adhere to all regulatory requirements is not practical, if even possible. He stated his belief that improvements could be made by removing road banks and widening intersection without digging up Little Britain Road. He also noted that restricting left turns for west bound vehicles would be helpful. Following a discussion, a motion was made by Mr. Beiler, seconded by Mr. Martin and carried to contact Representative Bryan Cutler and Senator Scott Martin to see if they can assist in this process.

PARK CLEAN UP: Ms. Jackson advised that approximately 15 students from both Solanco Middle Schools will be working at the park on March 26th.

MUNICIPAL BUILDING REPAIRS: The Board was advised that an estimate for building repairs has been received from Mr. Beiler. Due to Mr. Beiler being a supervisor, any project over \$500.00 requires the project to be bid. The Secretary/Treasurer requested authorization to contact the Solicitor to confirm if an emergency exemption could be obtained due to the water streaming into the building during each heavy rain. Motion was made by Mr. Martin, seconded by Mr. Coates and carried to contact the solicitor to see if the bidding process can be avoided due to the emergency nature of situation and if not, to bid the project. Mr. Beiler abstained from discussion and voting on this matter.

TRAINING/SEMINARS: Upcoming training and seminars were reviewed. Ms. Jackson advised that she would be attending a training session held by the Lancaster County Conservation District on March 20th.

ADJOURNMENT: At 8:40 p.m., being no further business, a motion was made by Mr. Coates, seconded by Mr. Martin and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolus
Secretary/Treasurer