

**LITTLE BRITAIN TOWNSHIP  
BOARD OF SUPERVISORS  
July 12, 2022**

The Little Britain Township Board of Supervisors held its regular monthly meeting Tuesday, July 12, 2022, at the Little Britain Township Municipal Building, 323 Green Lane, Quarryville, Pennsylvania. Prior notice was given.

Chair, Jerry Emling called the meeting to order at 7:04 p.m. A moment of prayer was held, and Clark Coates led us in the pledge.

**Members**

Jerry Emling  
Clark Coates  
David Martin  
Richard Brenneman

**Others**

Christine Jackson, Zoning Officer/BCO  
Dan Risk, Roadmaster  
George Osborn  
Giovana Posey  
Marcella Peyre Ferry  
Tim Trostle

**Minutes**

Motion made by Richard Brenneman seconded by Clark Coates and carried to accept the June 14, 2022, minutes as written.

**Sanitation & Wells**

Sewage Enforcement Officer, Marvin Stoner collected \$375 in sanitation fees and \$150 for well permits issued during the month of June.

**Zoning**

Zoning Officer/BCO, Christine J. Jackson reported issuing fifteen (15) zoning permits, four (4) occupancy permits, one (1) demolition permit and two (2) zoning hearing applications were accepted during the month of June.

Mrs. Jackson advised the Board that she had received word the Glenknockie Family LTD Partner, also known as 50 Latham Road, had sold. A resident contacted a Township Official informing them a survey crew was working on said property along 272. When the resident inquired about the work being performed the crew stated it was survey work for a parking lot to be installed for park use. Motion made by Clark Coates seconded by David Martin and carried to authorize the Zoning Officer/BCO to contact the Township Solicitor and have her communicate with the Oxford Area Foundation regarding the issue.

Mrs. Jackson presented the Board with the Robert and Bonnie Scherer Zoning Hearing Application. The Scherer family is requesting a zoning variance from Section 303.2 to construct a detached garage which will be higher than the principal dwelling located on the property by three (3) feet. They are also requesting a variance from Section 440.1 to be allowed to house two (2) group three (3) livestock on the property containing 3.28 acres of agricultural land. Motion made by Clark Coates seconded by Richard Brenneman supporting the request as presented.

Mrs. Jackson presented the Board with the John S. & Naomi E. Stoltzfoos Zoning Hearing Application. The Stoltzfoos family is requesting a variance from Section 200.7 Design Standards. Mr. Stoltzfoos wishes to perform a lot add-on, reversing a previously filed subdivision plan, creating a nonconforming

4.17-acre lot of record. As part of the request the property owner will be gutting the dwelling shown on Lot No. 1, Block "A" and turning it into a storage building with the understanding it may not be returned to a single-family dwelling unit. Motion made by Richard Brenneman seconded by Clark Coates and carried, with Chairman Emling opposing, to support the application as presented.

Mrs. Jackson presented the Board with the Britain Hill Venue & Vineyard Proposed Settlement Agreement received by Attorney Sanders from MacElree & Harvey on this date. As received the Agreement had additional changes requested by Britain Hill. The agreement was reviewed by the Board. Motion made by Richard Brenneman seconded by David Martin and carried to reject the additional changes proposed by Britain Hill and authorize the Township Solicitor, Angela Sanders, to renew the June 15, 2022, settlement offer.

Mrs. Jackson presented the Board with the Zoning Hearing Application of Kenneth and Deborah Helm. The Helms are appealing the Zoning Officer Decision regarding the violation notice of September 2, 2020, as well as, in the alternative requesting a variance from Sections 200.3, 200.4, 200.5, 203.4, 204.4, and 413. Motion made by Clark Coates seconded by Richard Brenneman and carried to recommend the Zoning Hearing Board deny the application in its entirety.

### **Taxes**

Tax Collector, Agnes Reeder reported collecting \$4,507.85 during the month of June.

### **Roads**

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

- Hauled millings for East Drumore
- Mowed road banks
- Repaired fence at park
- Hauled stone
- Filled potholes
- Mowed Twp. Building
- Cleaned bugs out of light fixtures in meeting room
- Helped with traffic control
- Worked on equipment
- Hauled mulch to the park
- Worked on Kirks Mill and Charlestown inlet boxes
- Spread mulch at park
- Cleaned inlet boxes
- Checked and cleaned park
- Worked on mower
- Cleaned off bridges
- Worked on Mack
- Ran for parts
- Storm clean up
- Stoned dirt roads

### **Payment of Bills**

Motion made by Clark Coates seconded by Richard Brenneman and carried to pay General Fund checks 12655 – 12676 in the amount of \$13,371.84.

Motion made by Richard Brenneman seconded by David Martin and carried to pay State Fund check 2055 in the amount of \$592.82.

### **Public Participation**

Giovana Posey of Kirks Mill Road was inquiring on a status update on the filters to be placed on the inlet boxes that discharge to the basin in her rear yard. Her concern stems from debris that continues to flow through the boxes and into their basin. The Roadmaster informed her the filters remain on backorder with the supplier. Ms. Posey requested that the Roadmaster clean the boxes more often. A conversation ensued regarding basin infill due to dirt, rock and debris coming from Kirks Mill and Charlestown creating unfair maintenance responsibilities for the Posey's. Ms. Jackson reminded Ms. Posey that the maintenance of the stormwater features located on private property are the deed holder's responsibility as stated in the recorded subdivision plan.

### **Lancaster Clean Water Partners**

Ernie Saniga, 49 Kinseyville Road requested support from the Board of Supervisors for grant monies he is pursuing from the Lancaster Clean Water Partners to perform streambank restoration/stabilization on the section of Reynolds Run that traverses his property. Mr. Saniga explained that since the installation of stormwater features across the street a large field of debris has been deposited in his pasture, the stream has moved, and the banks have eroded. Mr. Saniga shared photos with the Board. Adam Mowery has been assisting Mr. Saniga to find funding. Ernie made it clear these grants will cover the expense, there will be no expense incurred by the Township nor no expectation of labor or equipment by our crews. He will complete all the paperwork but may need information from the Township Secretary. Clark Coates motioned the Board would support Mr. Saniga pursuing the grant monies for his project seconded by Richard Brenneman and carried.

### **Planning Commission**

Motion made by Richard Brenneman seconded by Clark Coates and carried to adopt the June 28, 2022 Planning Commission Minutes as written.

The Zoning Officer advised the Board she received a call from Craig Williams of Strausser Engineering regarding the Lancaster County Planning Commission calling Strausser's office instructing them to add historical notes to their plans prior to submission. Ms. Jackson stated she did not witness the interaction but from what she was told the County Office was extremely agitated and argumentative with Strausser Engineering for refusing to comply. Mr. Williams believed the Township should be aware this is happening, because apparently this is not the first instance. Ms. Jackson further explained she contacted Gwen Newall with LCPC, who confirmed she had knowledge of the conversation. At this time the Zoning Officer expressed concern to Gwen and reminded her if the LCPC had concerns they wanted addressed, they should place those concerns in their commentary to the Board of Supervisors, per the Municipal Planning Code. If the LCPC feels additional attention is needed on a specific item, they should address that with the Board of Supervisors, who hold authority over the Land Development Subdivision Ordinance, not individual planning companies.

### **Daniel S. Beiler**

The Board reviewed the sewage module of Daniel S. Beiler. At this time they were advised the subdivision plan will be presented at a later date after corrections were complete. Motion made by David Martin seconded by Clark Coates to recommend the signing of the sewage modules.

### **Margaret Lumarda**

Tim Trostle presented the Add-On plan for Margaret Lumarda and requested plan approval. Motion made by Clark Coates to approve the plan as presented seconded by Richard Brenneman and carried .

### **Aaron S. Kinsinger**

Correspondence was received from DEP that the Aaron S. Kinsinger Sewage Module has been rejected. Tim Trostle explained the previously approved sewage module will need to be revised from a Component 1 to a Component 2. A new submission will be present to the Board in August.

### **Draft Southern Lancaster County Comp Plan**

The Board discussed the plan, and the request by the Lancaster County Planning Commission for all comments/corrections to be received by August 1<sup>st</sup>. Jerry stated he had serious concerns and does not think we should join. He reminded everyone if you give up freedom to get security you will soon find you have neither security nor freedom. He also questioned if we joined would we be able to withdraw at a later date if so desired.

David Martin expressed concern because he feels the Lancaster County Planning Commission does not truly understand the Southern End and we need to protect our way of life.

Clark Coates stated all his comments/concerns had already been submitted to the Lancaster County Planning Commission.

The Zoning Officer expressed concern that attempting to use one Comprehensive Plan for all Townships, when their needs vastly differ, could possibly cause issues/regret in the future. Our previous Comprehensive plan was a joint plan with Townships we shared common needs/beliefs/desires.

Tim Trostle, audience member, stated he also thought it would be a mistake for the Township to join.

### **Mileage Reimbursement Rate**

Motion made by Clark Coates seconded by David Martin and carried to increase the mileage reimbursement rate to \$0.625 effective 7/1/2022.

### **Release of Escrow**

Mrs. Jackson advised the Board Custom Home Group completed the installation of the stormwater features and have been found in conformance at 751 Lloyds Road, Oxford PA 19363. Ed Fisher recommends release of escrow. Motion made by Richard Brenneman seconded by David Martin and carried to release said funds.

### **Adjournment**

Motion made by Richard Brenneman seconded by David Martin and carried to adjourn at 8:45PM.

Respectfully Submitted,

Christine J. Jackson  
Zoning Officer/BCO