

LITTLE BRITAIN TOWNSHIP
JUNE 10, 2025

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, June 10th 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 7:30 p.m. A moment of silence and reflection was followed by the salute to the Flag.

PRESENT:	Richard Brenneman	Abner Beiler	Carl Smucker
	Clark Coates	George Osborn	Fan Smucker
	Mervin Beiler	Marcella Peyre-Ferry	Isaac Stoltzfoos
	Wayne Reynolds	Dan Risk	Craig Williams
	Christine Jackson	Andrea Sensenig	Amos Zook
	Margaret DeCarolis		

MINUTES: Motion made by Mr. Beiler, seconded by Mr. Reynolds and carried to adopt the minutes of the May 13th meeting as printed.

SANITATION: It was reported that Sewage Enforcement Officer, Mr. Prettyman collected \$3,150.00 in sanitation fees during the month of May. No well or storage tank permits were issued.

ZONING: Zoning Officer, Christine Jackson reported issuing 10 zoning, 12 occupancy and 1 demolition permits during the month of May along with the acceptance of 2 Zoning Hearing Applications. Ms. Jackson also advised the Board on the following:

- Zoning Hearing Application of Henry K. Yoder Sr. of 451 Balance Meeting Road who is requesting a special exception to construct a 27' x 27' and a 12' x 10' greenhouses on this property. He is looking to use these structures for his hobby of growing plants in his retirement. The structures would adhere to all setback regulations. Following a review of the application, a motion was made by Mr. Beiler, seconded by Mr. Brenneman and carried to support the application as presented.
- Carl and Fan Smucker presented their Zoning Hearing Application to the Board and advised that they would like to rent out the property to family and/or friends once a month to help defray expenses. Mr. Smucker claimed they did not wish to operate a Bed & Breakfast only to share the wonders of the area here they so enjoy. Mr. Coates indicated the Smucker's had inquired about running an Air B&B when purchasing the property, which Mr. Smucker denied. Ms. Jackson confirmed they inquired about renting out the property when they built their house. Mr. Beiler indicated his understanding of wanting to expand income potential and his desire to see the application approved. It was noted that due to the housing shortage the Township does not want the limited houses available to be used for rentals. Mr. Coates also questioned if approved, where does the Township draw the line in zoning enforcement and who would be responsible for confirming how often the property was rented out. Following a discussion, Mr. Beiler

motioned the Board support the application as presented. Mr. Reynolds seconded the motion, which carried. Mr. Coates opposed the motion.

- Proposed legislation by Governor, Josh Shapiro to allow solar facilities on all non-residential properties regardless of municipal zoning regulations. She requested the Board authorization to send a letter of opposition to this legislation to Harrisburg. A motion was made by Mr. Beiler, seconded by Mr. Coates and carried authorizing the submission of the letter.

TAXES: It was reported that Tax Collector, Agnes Reeder submitted \$31,564.65 in Real Estate tax during the month of May.

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

- Sprayed weeds.
- Mowed at Municipal Building and Park.
- Cleaned side gutters.
- Cleaned inlet boxes.
- Prepared Park restrooms for reopening.
- Mowed road banks.
- Attended State Convention in Hershey.
- Replaced faucet at Park restroom.
- Cleaned restrooms at the park.
- Worked on bathroom door closures at Park.
- Removed tree.
- Hauled stone.
- Prepared for and cleaned up from Spring Clean-Up Day.
- Worked on equipment.

Mr. Brenneman expressed his gratitude to the road crew and Supervisors who attended and helped during Spring Clean-Up Day.

PAYMENT OF BILLS: Motion made by Mr. Reynolds, seconded by Mr. Coates and carried to authorize the payment of General Fund checks 13805 through 13835 in the amount of \$27,730.12.

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

PLANNING COMMISSION: Motion made by Mr. Coates, seconded by Mr. Reynolds and carried to adopt the minutes of the May 27th Township Planning Commission meetings as printed.

Henry Fisher: Craig Williams of Strausser Surveying presented the subdivision and lot add-on plan. This plan is adding lots that were previously subdivided but unsuitable for stormwater. It will convert 3 lots into 2 with 1 subdivision right remaining. Following a complete review of the plan, a motion was made by Mr. Coates to grant the plan

conditional approval and to adopt the Sewage Facility Module, Resolution #2-25. Mr. Beiler seconded the motion, which carried.

John Petro: Zoning Officer, Christine Jackson presented the lot add-on plan and advised that all comments from the township engineer have been addressed. Following a review of the plan, a motion was made by Reynolds, seconded by Mr. Brenneman and carried to approve the plan as presented.

ORDINANCE #1-2025: At 8:13 p.m. Mr. Brenneman announced the opening of a hearing on Ordinance #1-2025. Ms. Jackson then provided a detailed description of the timeframe and process in the preparation of this ordinance. She further outlined the general summary of the ordinance. The hearing was then opened for public comment and/or questions, with no response. A motion was then made by Mr. Beiler, seconded by Mr. Coates and carried to adopt Ordinance #1-2025. The hearing was concluded at 8:17 by a motion made by Mr. Reynolds, seconded by Mr. Coates and carried.

VACATING OF ROADS: The Board reviewed a correspondence prepared by attorney, Caitlin Donahue of Post & Schell outlining differences in vacating and closing a road and the legal requirements for each. Resident, Andrea Sensenig then presented her request for the vacating of a portion of Springhill Road in writing. (Her previous request was made verbally) Following a discussion on the matter, Mr. Coates motioned the Board continue the legal process required to vacate sections of both Springhill and Balance Meeting Roads. Ms. Sensenig agreed to extend the 60 days limited by law for this request to be finalized. Ms. Jackson will contact Mr. Young and obtain an extension of the time frame to ensure all legal requirements have time to be completed.

EMERGENCY SERVICES FUNDING OPTIONS: A correspondence prepared by Caitlin Donahue of the law firm Post & Schell was reviewed by the Board. The information was pertaining to the options available to municipalities in supporting their emergency management services. Options available include a special real estate tax levy, a local services/payroll tax or the formation of a municipal authority. The formation of a municipal authority was discussed with some hesitation if that would be the most prudent course of action. It was also noted that based on the guidelines outlined in the correspondence that the Ambulance Association may not support such an action. The Board authorized the Secretary/Treasurer to share the information with the Ambulance Association and obtain their view on the matter.

EXECUTIVE SESSION: At 8:31 p.m., Mr. Brenneman called an executive session to discuss a personnel matter. The meeting was reconvened at 8:48 p.m.

RESIGNATION AND APPOINTMENT OF E & S CONTROL AND MANURE MANAGEMENT PLANS: Mr. Beiler announced that Rick Prettyman is resigning from the position of E & S Control and Manure Management Reviewer as this is not his area of expertise and believes our residents would be better served if this service was provided by someone else. He will remain our Sewage Enforcement Officer, Well Permitting Officer, Storage Tank Administrator and Holding Tank Authority. Motion then made by Mr. Beiler, seconded by Mr.

Reynolds and carried to appoint Township Engineer, Ed Fisher to review the E & S Control and Manure Management Plans. He will have 15 business days to review days upon receipt.

TRAINING/SEMINARS: Upcoming training and seminars were reviewed.

ADJOURNMENT: At 8:52 p.m., there being no further business, a motion was made by Mr. Coates, seconded by Mr. Beiler and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolus
Secretary/Treasurer