

LITTLE BRITAIN TOWNSHIP
ZONING HEARING BOARD MINUTES
SEPTEMBER 18, 2024

The Little Britain Township Zoning Hearing Board met on Wednesday, September 18, 2024 at the Little Britain Township Municipal Building, 323 Green Lane, Quarryville, Pennsylvania. Prior notice was given.

The Zoning Hearing Board Chair, Laurie Topper called the meeting to order at 7:02 p.m.

Members

Laurie Topper, Chair
Jerry Emling

Others

Christine Jackson, Zoning Officer/BCO
Solicitor Julie Miller
Daniel King

Start

Solicitor, Julie Miller had the Zoning Officer/BCO sworn, and confirmed the following: 340 Green Lane, Quarryville PA 17566 was properly posted, the Municipal Building was properly posted, the agenda was posted on the Municipal website and posting board, legal notice was run according to the requirements and copies of minutes from both the Little Britain Township Planning Commission and Board of Supervisors had been received. Jerry Emling motioned seconded by Laurie Topper and carried to have Solicitor Miller enter proof of postings, advertisements, and minutes into the record.

Daniel King – 340 Green Lane, Quarryville PA 17566

Mr. King confirmed the following: property was a little over 11 acres, contains a house, barn, greenhouse, shed, septic, well and stormwater facility. He now desires to construct a two-story 36' x 72' produce facility. The facility will be used for washing, packing and cold storage of produce grown on premise. There will be no retail sales from the property.

Mr. King is requesting relief from Section 303.2 to allow the structure to be constructed 12' higher than the dwelling on premise. Mr. King is also requesting relief from Section 326 to allow for the installation of a power unit within twenty-five' of the adjoining property.

The Board asked Mr. King questions regarding the construction of the cold storage unit, and would it be possible to relocate the power unit to the front of the building to meet the setback requirements for exhausting in Section 326? Mr. King explained that the power unit needed to be located in the center of the cooler box in order to maintain proper temperature throughout. The Board asked if the exhaust system could be piped to meet the 40 feet setback requirement, with the unit being located within 25' of the lot line. Mr. King confirmed he could meet that request.

At the conclusion of the discussion a motion was made by Laurie Topper seconded by Jerry Emling granting Mr. King a height variance of 12' and approved the power unit to be located 25' from the property line as long as it exhausts 40' from the lot line, muffled to ensure it was no louder than 60 decibels at the lot line and all standard conditions apply.

Minutes

Motion made by Jerry Emling seconded by Laurie Topper and carried to accept the August 14, 2024 minutes as written.

Adjournment

Motion made by Laurie Topper seconded by Jerry Emling and carried to adjourn the meeting at 7:27PM.

Respectfully Submitted,

Christine J. Jackson, Zoning Officer/BCO