

LITTLE BRITAIN TOWNSHIP
December 10, 2024

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, December 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	Jason Andrews	David Fisher
Clark Coates	Aaron Beiler	David Glick
Mervin Beiler	Abner Beiler	Isreal S. Kinsinger
David Martin	Anna Beiler	Levi Kinsinger
Wayne Reynolds	Annie Beiler	Samuel S. Kinsinger
Christine Jackson	Daniel S. Beiler	Amos Lapp
Margaret DeCarolis	Daniel Beiler Jr.	Shelia O'Rourke
	Isreal Beiler	Marcella Peyre-Ferry
	John F. Beiler	John Pugh
	Rachel Beiler	Dan Risk
	Amos K. Esh	Amos Zook
	Joseph Esh	
	Brendan Filliaux	

MINUTES: Motion made by Mr. Beiler, seconded by Mr. Martin and carried to adopt the minutes of the November 12th meeting as printed.

SANITATION: It was reported that Rick Prettyman collected \$225.00 in storage tank fees and \$975.00 in sanitation fees during November. No well permits were issued.

ZONING: Zoning Officer, Christine Jackson reported issuing 8 zoning, 3 occupancy and 3 driveway permits during November along with the acceptance of 2 Zoning Hearing Applications. Ms. Jackson also advised of the following;

- Zoning Hearing Application of Morgan Toto who resides in the R-1 district at 1901 Spruce Grove Road. She is requesting a special exception to keep chickens as pets and a variance for a small stand to sell excess eggs. Her animal count and setbacks are compliant with zoning regulations. Following a review of the application, Mr. Beiler recommended the Board support the application as presented. Mr. Brenneman seconded the motion, which carried.

Supervisor, Clark Coates entered the meeting at 7:36 p.m.

- Zoning Hearing Application of Israel Kinsinger of 286 Reath Road who had a fire at his cheese factory in late November. Mr. Kinsinger advised the Board that he was withdrawing his request to add a 2nd story to his cheese plant but would like to increase the height of the building to allow better lighting, more storage and provide safer conditions at the receiving area. Mr. Kinsinger claims he did not intentionally defy zoning regulations and apologized for any misunderstanding/miscommunication

that occurred. Mr. Coates indicated his desire to deny the application for the way the rebuilding took place when he believes Mr. Kinsinger was fully aware that the alterations to the structure were not approved. Mr. Beiler concurred that he was extremely disappointed in the manner in which the situation was handled but does not believe Mr. Kinsinger has gained any advantage at this point as he has complied with the cease-and-desist order that was issued. Mr. Beiler further indicated he had spoken with the contractor on the project and the disregard for the regulations was blatant as the contractor was clearly aware that no alterations could be made to the structure without zoning hearing board approval. Following a lengthy discussion, Mr. Beiler motioned the Board not object to the variance request for the increase in height but that they deny the appeal of the zoning officer's decision request as Ms. Jackson complied with all regulations and went above and beyond to accommodate Mr. Kinsinger and his need to rebuild as quickly as possible while working within the regulations. The motion was seconded by Mr. Martin and carried. Mr. Coates opposed the motion.

- Communication received Gwen Newell of the Lancaster County Planning Commission indicating the County has removed the growth boundaries established within Little Britain. She noted the County is moving all growth boundaries to Quarryville and Christiana Boroughs. Per the Southern Lancaster County Comprehensive Plan, which Little Britain is not a part of, Little Britain does not qualify to have Village Growth areas due to our lack of public water and/or sewer. Based on the County's plan our growth boundaries which consist of Little Britain and Wrightsdale are defined as Rural Villages. Following further information from Ms. Newel being discussed, it was noted that the County would be willing to acknowledge the inconsistency of the village terminology in the townships proposed updated Comprehensive Plan when submitted for review if the township is unwilling to change terminology to comply with the County's. Ms. Jackson advised the Board that per the PA Municipalities Planning Code a designated growth area is a region within a county or counties described in a municipal or multimunicipal plan that preferably includes and surrounds a city, borough or village, and within which residential and mixed use development is permitted or planned for at densities of unit to the acre or more, commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned. The County Comprehensive plan contradicts this definition, and it appears the County is attempting to deem our updated plan insufficient before it is even completed. As the township will be a stand-alone entity, we are required by law to provide for growth. Ms. Jackson concluded that she is forwarding all of this information to the Solicitor to keep her up to date on the matter.
- On going problem of people neglecting to obtain permits as required or falsifying documentation to get around building codes, the need for building rights, zoning requirements to operate a business on premise, etc. She gave specific examples of cases in which people had or attempted to double a house illegally as well as intentionally providing false paperwork claiming a room is being constructed for family recreation versus a business. She advised people claim they are willing to chance being caught as paying the permit penalty fee as it is so low. Following a

discussion, the Board advised Ms. Jackson to discuss the matter with the township solicitor to confirm what options are available.

An executive session was called at 8:19 p.m. The meeting reconvened at 8:23 p.m. at which time it announced that the Board met to discuss a legal matter.

TAXES: It was reported that tax collector, Agnes Reeder had no collections during the month of November and that delinquency notices were sent out on November 25th.

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

- Mowed road banks.
- Checked on and cleaned the park.
- Winterized restrooms at the park.
- Repaired leak in women's restroom at municipal building.
- Replaced Stop signs.
- Installed 25 mph speed limit signs on Green Lane.
- Cleaned inlet boxes.
- Trimmed trees.
- Graded dirt roads.
- Cleaned trucks for frame treatment.
- Performed boom mowing and tree trimming.
- Took trucks to Quarryville for frame treatment.
- Replaced road signs.
- Worked on the old lawn mower.
- Performed routine equipment maintenance.

PAYMENT OF BILLS: Motion made by Mr. Coates, seconded by Mr. Reynolds and carried authorizing the payment of General Fund checks 13603 through 13637 in the amount of \$59,847.58. Motion made by Mr. Martin, seconded by Mr. Reynolds and carried authorizing the payment of American Rescue Plan check 1009 in the amount of \$7,750.00.

PUBLIC PARTICIPATION: Resident, Jason Andrews of Jubilee Road indicated he had 3 pigs on his property which he believes should be grandfathered as he claims livestock has been on the property for 100 years. Ms. Jackson advised a complaint was filed at a public meeting; therefore, she had to investigate, and she has no record of animals being on premises. She further noted that once the subdivision on the property was completed, it was no longer considered a farm or authorized to house livestock without zoning hearing board approval. Resident, Aaron Fisher indicated his belief that people should be able to house livestock regardless of zoning requirements.

PLANNING COMMISSION: Motion made by Mr. Reynolds, seconded by Mr. Coates and carried adopting the minutes of the November 26th Township Planning Commission meeting as printed.

RESOLUTION #9-24: 2025 Tax Rate- Motion made by Mr. Beiler, seconded by Mr. Reynolds and carried to adopt Resolution #9-24 confirming the Real Estate Tax rate of .301 mills for the year 2025.

RESOLUTION #10-24: 2025 Budget- Motion made by Mr. Coates, seconded by Mr. Martin and carried adopting Resolution #10-24 as The Little Britain Township budget for 2025.

END OF YEAR PAYMENTS: Motion made by Mr. Beiler, seconded by Mr. Coates and carried, authorizing the Secretary/Treasurer to pay all end-of-year bills.

PUBLIC HEARING: Mr. Brenneman announced he was calling the public hearing in order to consider the following ordinances.

ORDINANCE #4-24: Refrigerated Trailer Ordinance Ms. Jackson provided a brief overview of the work completed on and a general summary of the ordinance which amends Sections 109, 200.3, 201.2 of the 2019 Amended and restated Little Britain township Zoning Ordinance and adds new Section 469 to the Zoning Ordinance. The proposed ordinance permits the temporary use of refrigerated trailers for agricultural storage in the Agricultural and Rural Residential Zoning Districts and establishes criteria and regulations for the temporary use of refrigerated trailers. The hearing was then opened for public comment. Shelia O'Rourke, attorney for John and Daniel Beiler advised her clients were pleased with the time and attention the Board has applied is readying this ordinance for adoption. She noted their 2 concerns were the structure having to be out of site and the 5-year time frame being authorized. She was advised a revision was already made in November that removed the site visibility concern. She noted her belief the ordinance was to prevent the structures from becoming a nuisance and she believes the stipulations noted within the ordinance accomplish that. Mr. Martin advised of his opposition to the ordinance and concerns he has harbored for some time that the ordinance was too restrictive and non-farmer friendly. He advised of research he had conducted with other municipalities and the way they handle the issue. He clearly noted his belief that the ordinance was a governmental overreach and his inability to vote for its adoption. A discussion pursued in which other Board members concurred that the change from milking to produce production was presenting challenging times. They also acknowledged the need for farmers to have access to cold storage for their crops. Mr. Coates advised that a lot of time and money had been spent on getting the proposed ordinance to this point and of his belief it should be adopted as prepared and that revisions could be made as needed when the zoning ordinance was opened following the adoption of the Township Comprehensive Plan. Upon completion of discussion and public comment, A motion was made by Mr. Beiler to close the hearing. Mr. Reynolds seconded the motion, which carried. The Board then voted as follows on the adoption of the ordinance:

Rick Brenneman – No Clark Coates – Yes Mervin Beiler – No David Martin – No Wayne Reynolds - No

ORDINANCE #5-24: Sewage Maintenance Program Ordinance Ms. Jackson provided a brief overview and general summary of the proposed ordinance and major changes proposed in the Sewage Management Program, which establishes standards and procedures for the installation, use and maintenance of on-lot sewage systems; amends and restates the Township's the Township Holding Tank Ordinance, which is Ordinance No. 34 of 1994; and amends and restates the Township's on-lot sewage management program ordinance, which is Ordinance No.

1 of 2019. The meeting was then opened for public comment, with no response. Mr. Coates then motioned the hearing be closed. Mr. Martin seconded the motion, which carried. The Board then voted as follows on the adoption of the ordinance:

Rick Brenneman – Yes Clark Coates – Yes Mervin Beiler – Yes David Martin – Yes Wayne Reynolds - Yes

ORDINANCE #6-24: Storage Tank Ordinance Ms. Jackson provided a brief overview and general summary of the proposed ordinance which will establish standards and procedures for the installation, use and maintenance of storage tanks designed to receive agricultural waste. The meeting was then opened for public comment, with no comment. Mr. Beiler motioned the hearing be closed. Mr. Reynolds seconded the motion, which carried. The Board then voted as follows on the adoption of the ordinance:

Rick Brenneman – Yes Clark Coates – Yes Mervin Beiler – Yes David Martin – Yes Wayne Reynolds - Yes

SEPTIC PUMPING EXCEPTION: The Board was advised of a request received from Dave and Nancy Brown of Valley View Dr. to obtain an exception on the 3-year septic pumping requirement. It was noted there are only 2 residents residing in the 4-bedroom home for 7 months per year. Following a review of the request, a motion was made by Mr. Beiler, seconded by Coates and carried authorizing the 5-year time frame extension.

TRUCK PURCHASE: Roadmaster, Mr. Risk advised he has received a final purchase price of \$217,656.00 for the 2025 Peterbilt. Mr. Beiler motioned that Mr. Risk proceed with the purchase of the vehicle as described. Mr. Martin seconded the motion, which carried.

PLAYGROUND EQUIPMENT: The Board was advised that an estimate of \$80,775.00 was received for the replacement of the original playground equipment at the park along with the freestanding slide the insurance company has commented on numerous times needing to be replaced. It was noted the equipment could be purchased with ARP funding. Following a review and discussion Mr. Coates motioned the township move forward with the replacing of the playground equipment through Recreation Resource USA.

ARP FUNDING: The Board was advised that upon the contractual completion of the new truck and playground equipment that there would be a remaining balance of \$27,259.60 in the ARP fund. The Secretary/Treasurer requested approval to reimburse the General Fund for Engineering fees paid on the Black and Little Britain Roads project to date. It was noted these funds could help offset any expenses not covered by the Local Share Account Grant obtained for this project. Resident, Abner Beiler, who serves on the Board of Directors of the Robert Fulton Fire Company indicated the excess funds could also be donated to the fire company. The Board noted that a large donation was made to the fire company with the 1st round of federal funding it received. Mr. Coates then motioned the reimbursement of the engineering fees as noted above. Mr. Beiler seconded the motion, which carried.

PLANNING COMMISSION FILE CABINET: The Board was advised of the need for additional filing cabinet space for the Township Planning Commission. Following a brief discussion, a motion was made by Mr. Coates, seconded by Mr. Brenneman and carried authorizing the purchase of a file cabinet.

POSTING BOARD: The Board was advised that with the completion of the porch enclosure, postings are now being placed on the windows of that structure. Approval was requested to remove the outside posting Board that is no longer being used and to contract for the office hours to be placed in a permanent fashion on the doors of the porch enclosure. Mr. Beiler motioned the approval of both requests. Mr. Brenneman seconded the motion, which carried.

2025 APPOINTMENTS: The Board was advised of those positions up for re-appointment at the January re-organizational meeting.

COMMUNITY SERVICE PROJECT: Ms. Jackson advised she had been contacted by Tim Tercha, who is a resident and teacher at Smith Middle School who is interested in having some students from his school perform work at the park during their next day of service. The Board was pleased with the inquiry and advised Ms. Jackson to follow up with him to schedule.

RELEASE OF ESCROW: The Board reviewed the comments provided by Township Engineer, Ed Fisher on the plans below prior to taking the following actions:

John Smucker: Motion made by Mr. Coates, seconded by Mr. Martin and carried authorizing the release of escrow held on the Oak Road project. As the project was completed prior to the check being deposited, it will be voided and returned.

Elmer Lapp: A motion was made by Coates authorizing the release of the escrow funding for the Little Britain Road North project. Mr. Beiler seconded the motion, which carried.

ADJOURNMENT: At 9:44 p.m. being no further business, a motion was made by Mr. Martin, seconded by Mr. Coates and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis
Secretary/Treasurer