

LITTLE BRITAIN TOWNSHIP
June 14, 2022

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, June 14th, at the Municipal Building, 323 Green Lane, Quarryville, Pennsylvania. Prior notice of the meeting was given.

Chairman, Jerry Emling, called the meeting to order at 7:00 p.m. A moment of silence and reflection was followed by the salute to the Flag.

PRESENT: Jerry Emling	Matthew Brubaker
Clark Coates	George Osborn
Richard Brenneman	Marcella Peyre-Ferry
Pat Wood	Giovana Posey
Margaret DeCarolis	Jeff Posey
Christine Jackson	Dan Risk

EXECUTIVE SESSION: Mr. Emling announced that an executive session was held before the meeting to discuss a legal matter with the Township solicitor.

MINUTES: Motion made by Ms. Wood, seconded by Mr. Brenneman and carried to approve the minutes of the May 10th Board meeting and the Rueben Miller ECHO hearing as printed.

SANITATION: It was reported that Mr. Stoner turned in \$375.00 in sanitation fees collected during the month of May. No well permits were issued.

ZONING: Zoning Officer, Christine Jackson reported issuing 13 zoning, 10 occupancy, 1 driveway, 2 driveway extension and 2 demolition permits during May along with the acceptance of 2 Zoning Hearing applications. Ms. Jackson also reported on the following:

- Zoning Hearing Application of Levi Stoltzfus of 147 Clendenin Road requesting a special exception of section 200.4.F to construct a greenhouse exceeding 5,000 square feet. He is also requesting a variance of section 303.4 to allow the greenhouse to be located in his front yard. Mr. Stoltzfus provided drawings illustrating two location options but prefers the first option as it would be closer to his productions packing room and require less grading. Following a discussion of the application, a motion was made by Mr. Coates, seconded by Mr. Brenneman and carried supporting these requests if there is no opposition from neighbors.
- Zoning Hearing Application of John Smoker who previously owned the property located at 16 Schoolhouse Rd. He is requesting a variance of section 303.2 of the zoning ordinance to allow his accessory structure to exceed the height of the residential dwelling unit on the property by 2 feet. He is also requesting a variance of setback per section 440.5 to allow a second horse within the 100-foot setback. It was noted that the original plan submitted for the accessory structure was rejected due to its height exceeding zoning regulations. A revised plan was submitted meeting regulations but once built the height of the building exceeded the approved plan. Ms. Wood indicated she was opposed to the setback variance request but would defer to the Zoning Hearing Board on the height variance request. Mr. Emling and Mr. Coates stated their desire to see the height of the

building adjusted to meet specifications. Following the discussion, Mr. Emling motioned the applicant be denied the height variance request. Mr. Coates seconded the motion, which carried. Ms. Wood opposed the motion. Motion then made by Ms. Wood, seconded by Mr. Coates and carried recommending denial of the setback various request.

- Copy of correspondence from Township council to the Brandywine Conservancy, the Oxford Area Foundation and the Lancaster Conservancy was enclosed for review. Ms. Jackson advised that she received a call from Deb Kline shortly after the correspondence was mailed. She indicated that while she did not receive a copy of the letter, she was aware of its existence and wanted to discuss hypothetical scenarios pertaining to the land. Ms. Jackson advised her that any questions pertaining to the property should be submitted in writing. She also questioned the grant funding received for this project without approval from the municipality. Ms. Kline advised she was not involved with the grant funding. An e-mail was later received from Nancy Ware of the Oxford Area Foundation apologizing for any missteps on their part in obtaining funding. She noted that she is aware the Township would not support a public park being placed on agricultural land but believed that their desire to use the land for educational and research purposes would be acceptable. Township Solicitor, Angela Sanders did not believe a response to this email was warranted. It was noted that a portion of the property is currently in the Conservation Reserve Enhancement Program (CREP), that the main house on the property is empty and the property is being farmed. Mr. Coates questioned if a letter should be sent to DCNR and was advised that Ms. Sanders letter went out to the Conservancy. Following a discussion on this matter, the Board agreed that no response was required at this time as the Township has been clear about the property maintaining its agricultural status and uses.
- She received notification from the District Justices office that John Beiler responded to his fine notification with the same statement made previously to the courts of “I do not consent to anything this court has said or done, is saying or doing or will say or do.” The same statement was listed on fine notifications sent to the other owners of the property. Ms. Jackson questioned how the Board wished to proceed with collecting the \$12,084.75 fine that was assessed. Some options include placing a lien on the property which would need to be renewed every 5 years to keep it active or to sell off personal possessions. The Board advised her to seek input from the Township Solicitor on the preferred manner to proceed and re-notify him as he remains in violation of the ordinance and has made no effort to bring his property into compliance.
- Abner Stoltzfus of 55 Cedar Road constructed a pond on his property without consent of the township or the Lancaster County Conservation District. (LCCD) The conservation district contacted Mr. Stoltzfus and advised he would need to remediate the matter and not allow any further earth disturbance. Upon reinspection the LCCD found additional earth disturbance. They have since sent him another correspondence and spoken with him via the phone advising he must apply for the appropriate permitting.

TAXES: It was reported that Tax Collector, Agnes Reeder collected \$69,929.88 in Real Estate tax and \$16.23 in Interim tax during the month of May. She also collected \$15.00 for a 2021 street light tax and \$38.94 in 2022 street light taxes. Ms. Jackson noted that due to Ms. Reeder not being available to the public at the current time that she agreed to accept 3 years’ worth of paid tax statements as verification of taxes being current in order to allow 2 residents to obtain authorization to remove a mobile home from its current location.

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

- Cleaned side gutters.
- Checked roads.
- Filled potholes.
- Hauled and stockpiled stone.
- Cleaned inlet boxes.
- Performed routine equipment maintenance.
- Worked at the Park.
- Prepared dirt roads for seal coating.
- Cleaned and checked on Park.
- Mowed at the municipal building.
- Mowed road banks.
- Removed tree after hours.
- Placed rip-rap at Camp and Pine Grove Roads bridge.
- Cleaned bridges.

Ms. Wood questioned if he was able to complete all of the road projects he had hoped to with the seal coating. Mr. Risk advised he was not and was now out of funding for the year based on the work that did get performed. A brief conversation pertaining to the American Rescue Plan (ARP) funding was held. Ms. Wood then questioned if the community service person would be performing work at the park and advised that the flowerbeds were in need of attention. Mr. Risk advised the community service person only has 20 hours of service to perform and will be doing so at the park. It was also noted that the bushes in front of the restroom facility are also in need of trimming and stone is needed at the entrance to the park. Mr. Risk indicated he was unsure of when and/or how the bushes should be trimmed but would research the best manner in which to handle them. The Board advised he may wish to obtain estimates from a landscaper on having that work completed. He will also obtain an estimate on having the fence at the back of the park repaired.

PAYMENT OF BILLS: Motion made by Mr. Brenneman, seconded by Ms. Wood and carried authorizing the payment of General Fund checks 12619 through 12647 in the amount of \$20,585.06. Motion made by Ms. Wood, seconded by Mr. Coates and carried authorizing the payment of State Fund checks 2051 through 2054 in the amount of \$275,644.65.

PUBLIC PARTICIPATION: Resident, George Osborn noted his displeasure and that of his neighbors over the Sewage Management Ordinance. He noted his concern over having to have his system cleaned every 3 years when he knows his system does not require cleaning that often due to he and his wife being the only ones residing in the home. He was advised of the option to request an exempt from the 3-year time frame along with information on why the ordinance was adopted and the pressure applied by DEP to update the regulations. Mr. Osborne also noted that residents are upset that they will have to have their systems cleaned again so quickly to remain aligned with their assigned zone if there were delinquent getting it done first time. Lastly, he questioned if residents would receive reminders each year they are due for service. He was advised that reminders would be included in the newsletter, however it would not be cost effective to send reminder notices each year. Resident, Giovana Posey questioned why she has not received the written confirmation she requested at the May meeting pertaining to the

township agreeing to maintain the inlet box on Kirks Mill Road and the storm drain between her property and the Vanderhoef's. She was advised that the Township engineer had been contacted for that letter and it will be forthcoming. She also showed photographs of her property where stone from the seal coating had run into her yard. She clearly noted she did not believe the clean-up from this situation should be her responsibility. Mr. Risk advised that he had cleaned the box and plans to install an elbow on the pipe in the inlet box to help redirect the water flow above the stone in the inlet box, which should help alleviate some of this problem. He noted he was currently waiting on the parts required. Mr. Emling again noted his belief that inlet box filters are also helpful. Mr. Risk advised that the Township would remove the excess stone from the seal coating that ran into her yard.

PLANNING COMMISSION: Motion made by Mr. Coates, seconded by Mr. Brenneman and carried adopting the minutes of the May 24th Township Planning Commission meeting as printed.

Javan Sensenig: Matthew Brubaker of Scotch Hill Solutions presented the stormwater plan for the installation of a 50' x 200' bunker silo on Mr. Sensenig's property located at 2654 Noble Road. He noted that the stormwater features designed are specifically for bunker silo's but that the Lancaster County Conservation District (LCCD) is indicating the proposed plan does not meet standards. Mr. Brubaker presented evidence that DEP had provided approval on a similar project in another township, which they believe should be sufficient to override the concerns of the LCCD on this plan. He was advised that he would need to obtain approval from DEP on this plan to satisfy the concern expressed by the LCCD. The Board was also advised that due to processing errors on the plan that the turnaround time for having this silo constructed and used this year is in jeopardy if any further delays are encountered. Following a review of the plan, Ms. Wood motioned to approve the plan as presented along with the waiver requests and to authorize the Zoning Officer to sign the plans outside of a meeting once all comments from the Township Engineer and the LCCD have been appropriately addressed and satisfied. Mr. Brenneman seconded the motion, which carried.

PSATS CLASSES: The Board was advised that PSATS is looking for suitable locations to hold training classes. Following a brief discussion, the Board authorized the use of the municipal building during regular business hours for such classes.

SPRING CLEAN-UP RESULTS: The Board was advised that 54 households participated in the annual event. A total of 8.63 tons of refuse was removed following the event along with 59 tires. The net expense of the day was \$473.12. An overview of Spring Clean-up Day results from 2001 to the present was enclosed for the Boards review.

RELEASE OF ESCROW: Following a review of comments by Township Engineer, Ed Fisher a motion as made by Ms. Wood, seconded by Mr. Brenneman and carried authorizing the release of escrow funding being held on the Steele Ridge, lot 1 stormwater improvements.

BLACK AND LITTLE BRITAIN ROADS INTERSECTION: Mr. Emling inquired if any response had been received from PennDOT regarding the approval for work at the intersection of

Black and Little Britain Roads. He was advised no response has been received. He indicated his desire that another inquiry be placed seeking a response.

FILE CABINET: Zoning Officer, Ms. Jackson advised the Board that due to a mandate requiring a folder be established for every property within the Township to track stormwater activities, she needs an additional file cabinet. Ms. Wood motioned that an additional file cabinet be purchased for the Zoning Officer as requested. Mr. Coates seconded the motion, which carried.

TRAINING/SEMINARS: Upcoming training and seminars were reviewed. It was confirmed that Mr. Coates would attend the June 17th Robert Fulton Fire Company banquet.

ADJOURNMENT: At 8:25 p.m. being no further business, motion was made by Ms. Wood, seconded by Mr. Brenneman and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis
Secretary/Treasurer