

**LITTLE BRITAIN TOWNSHIP**  
**June 13, 2023**

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, June 13<sup>th</sup>, 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.

<b>PRESENT:</b> Jerry Emling	Kevin Alexander	Marcella Peyre-Ferry
Clark Coates	Abner Beiler	Dan Risk
Dave Martin	Daniel S. Beiler	Angela Sanders
Pat Wood	John F. Beiler	Isaac Stoltzfus
Margaret DeCarolis	George Osborn	
Christine Jackson		

**MINUTES:** Motion made by Mr. Coates, seconded by Ms. Wood and carried to approve the minutes of the May 9<sup>th</sup> Board meeting as printed.

**SANITATION:** It was reported that Mark Deimler submitted \$3,615.00 for sanitation permit fees collected during the month of May. No well permits were issued.

**ZONING:** Zoning Officer, Christine Jackson reported issuing 16 zoning, 6 occupancy and 5 demolition permits during May along with the acceptance of 1 Zoning Hearing application. Ms. Jackson also reported on the following:

- Zoning Hearing Application of Benjamin S. Stoltzfus of 242 Fulton View Road who is requesting a special exception of section 200.4 of the zoning ordinance to install a 34' x 300' greenhouse to grow vegetables for wholesale. Following a review of the application, it was noted without comment.
- Trailer Park property on Kinseyville Road owned by Paul Icenhour has removed one mobile home on property but has several more than need to be removed. Only one of the mobile homes is occupied, the rest are vacant. Ms. Jackson has been working with the owner for approximately 4 years on having the property cleaned up. Due to health and financial problems throughout that time, a lot of work remains. She questioned how the Board would like her to proceed. The Board agreed they did not wish to add further hardships on the resident but agreed the matter had to be resolved in a timelier manner. It was also noted that the fire company can no longer use properties for fire training or assist in a controlled burning. Following a discussion, a motion was made by Ms. Wood, seconded by Mr. Coates and carried to have resident advised that progress on the property must be shown by September 30<sup>th</sup> to prevent the matter from being pursued through the district justice.
- A request received from Reuben King of 1685 Robert Fulton Highway to install a 2<sup>nd</sup> kitchen in his basement to allow for a wholesale bake shop to be run from his property. It was noted that home occupations are allowed within his zoning district and that the business would not require any outside employees. The business would require authorization from the Sewage Enforcement Officer to ensure the current septic system

could accommodate the additional water flow the business would generate. Following a discussion of the request, Mr. Coates motioned the 2<sup>nd</sup> kitchen be authorized strictly for the business purposes discussed and would need to be removed upon dissolution of the business. Ms. Wood seconded the motion, which carried.

- A current listing of farms preserved within the Township was provided for the Boards information.

**TAXES:** It was noted that no tax report had been received.

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

- Worked at the park.
- Helped mill side gutter.
- Prepared Cedar and Short Roads for oil and chipping.
- Set up for Spring Clean Up day.
- Leveled out ball field at park.
- Mowed road banks.
- Mowed at municipal building and park.
- Prepped roads for oil and chipping.
- Mounted the side mount mower on the old tractor.
- Replaced bearings in old mower deck.
- Pressure sprayed and cleaned the gazebo and signs at the park.
- Worked on old mower tractor.
- Changed oil in 250 and 550 trucks.
- Cleaned and checked on the park.
- Performed routine equipment maintenance.

Ms. Wood questioned if the perpetrators of the damage done to the men's room at the park had been identified and apologized for the mess the road crew was forced to clean up. Mr. Risk advised no one had been identified as of this time but that camera video has been reviewed and will continue to be monitored going forward to identify people causing damage at the park. Mr. Emling acknowledged the good job performed on the oil and chipping of the roads.

**PAYMENT OF BILLS:** Motion made by Ms. Wood, seconded by Mr. Martin and carried authorizing the payment of General Fund checks 12994 through 13035 in the amount of \$51,773.18. Motion made by Mr. Martin, seconded by Mr. Coates and carried authorizing the payment of State Fund checks 2059 through 2060 in the amount of \$205,263.53. Motion made by Mr. Coates, seconded by Mr. Martin and carried authorizing the payment of American Rescue Plan checks 1004 through 1005 in the amount of \$28,372.50.

**PUBLIC PARTICIPATION:** Resident, Kevin Alexander questioned talk he has heard pertaining to the installation of bullet glass on the entrance doors to the municipal building. Mr. Emling explained the building was initially to be built with a breezeway between the outside and office areas. He noted that the current entry doors are interior doors, not exterior and of tremendous heat loss as well as various creatures entering the building through these doors. He further noted that due to threatening letters or voicemails received by employees that the Board believes it should be proactive in ensuring employee safety by providing a better security barrier.

The Board noted that no definitive decisions have been made regarding this matter but that they are exploring options and costs. Mr. Alexander stated he understood the concern but noted that the offices also had windows that should be considered as well. Mr. Alexander then questioned if the Kreider property was going to be subdivided into 25 residential lots as he was hearing. Ms. Jackson advised that a subdivision is being proposed but the property only has 4 subdivision rights. She noted that this property falls within 3 various zoning districts: agriculture, commercial and residential. Portions of the residentially zoned property will not perk and probe. Mr. Alexander was also advised that any projects taking place would be subject to the stormwater management ordinance as he has concerns over additional runoff waters. In conclusion, Mr. Alexander questioned if the Township could obtain its own Post Office to help relieve issues some residents face due to their Chester County zip codes. He was advised that this issue has been addressed many times over the years and per the Federal Government, the only legal use of a zip code is for the delivery of mail. Approximately 80% of Little Britain residents have a Chester County zip code and the Township can provide a letter confirming a persons County of residence per request.

**PLANNING COMMISSION:** Motion made by Mr. Martin, seconded by Mr. Coates and carried adopting the minutes of the May 23<sup>rd</sup> Township Planning Commission meeting as printed.

**PROPOSED ZONING ORDINANCE AMENDMENT:** Shelia O'Rourke of Gibbel Kraybill and Hess advised she was the counsel of Daniel and John Beiler. She noted that she had prepared a sample amendment pertaining to the keeping of reefer trucks on agricultural properties for the storage of produce that she and her clients believe would accommodate their needs in a cost-efficient manner. She noted the proposed amendment was consistent with sound policy and welcomed comments from the Board on the proposal. She was advised that her clients have been informed that reefer trucks can be used for agricultural reasons if they are housed and vented. They noted their concerns over drafting an amendment to the ordinance that could not be applied fairly to all residents. It was clearly stated that the Board has been discussing this matter with her clients since December 2022 and have offered several cost-effective manners in which to comply with the ordinance as written. It was further noted that an appeal to the Auditor General office seeking relief from complying with the ordinance under the right to farm act was denied. It was noted during a discussion that the only regulation on the reefer units per the cooperative purchasing agent is that the reefer units be cleanable and that inspections of the units are up to the farmer renting the unit. The Board questioned the sustainability of produce farming if the co-op was unwilling to pay a sustainable wage or assist with infrastructure expenses. Following a lengthy discussion, the Board indicated they were not opposed to working toward an agreeable solution for the use of these units but noted technical issues would need to be addressed before a revision would be considered. Township Solicitor, Ms. Sanders, will forward her notes from this evening pertaining to the concerns of the Board to Ms. O'Rourke for further review and research.

**SPRING CLEAN-UP RESULTS:** The Board was advised that 60 residents participated in the annual event. A total of 9.18 tons of refuse was removed following the event along with .45 tons of tires. The net expense of the day was \$749.05.

**COUNTY STORMWATER ORDINANCE UPDATE:** The Board was advised that the Lancaster County Planning Department were considering updating the County Stormwater Management Ordinance (ACT 167) along with the Lancaster County Conservation District and Lancaster Clean Water Partners. They are seeking municipalities to sign letters of support for the undertaking of this project. Ms. Jackson advised that Township Engineer, Ed Fisher, would be attending the meetings and has offered to forward information pertaining to any proposed changes that may affect us. Following a discussion, Mr. Coates volunteered to attend meetings. A motion was then made by Ms. Wood, seconded by Mr. Emling and carried not to sign the letter of support.

**BANKING UPDATES:** The Board was advised that through research following the 2022 audit indicating the amount of unsecured funds in township accounts, it was discovered that based on ACT 72 of 1971 that all monies exceeding the FDIC limit deposited into a government account were protected by the financial institution who had to pledge collateral on a pooled basis to secure the public funds. This information was confirmed by PNC Bank, who has provided written confirmation of this. PNC also advised of various products available to the Township through their company such as credit card, the ability to accept credit cards, the ability to process deposits remotely and the ability to pay vendors remotely without the use of checks. Information obtained from PNC on these options was available for review. Following a discussion, the Board expressed no desire to pursue any of these services. Mr. Emling stated he would like to explore what options Fulton Bank could offer the township.

**FEDERAL SURPLUS PURCHASING PROGRAM:** The Board was advised that the Township's 3-year membership term in the federal surplus purchasing program is expiring and must be renewed to remain an active member. Motion was made by Ms. Wood, seconded by Mr. Coates and carried to renew the membership.

**APPOINTMENT OF SEWAGE ENFORCEMENT OFFICER:** Mr. Emling advised that he and Mr. Coates had met with Mark Deimler of Solanco Engineering regarding the position of Sewage Enforcement Officer (SEO), and he had no objections appointing him to the position. Following a brief discussion, Mr. Coates motioned that Mr. Deimler be appointed as the Township SEO. Mr. Emling seconded the motion, which carried.

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

**Elmer Lapp:** Ms. Wood motioned the escrowing funding being held on the Little Britain Road N project be released. The motion was seconded by Mr. Martin and carried.

**Mervin Beiler:** Motion was made by Mr. Martin, seconded by Mr. Coates and carried authorizing the release of escrow being held on the Kirks Mill Road project.

**Adam Byrne:** A motion to release the escrow funding held on the Canterbury Court project was made by Ms. Wood, seconded by Mr. Martin and carried.

**COMPREHENSIVE PLAN REVIEW:** The Board reviewed the comments made by the Township Planning Commission pertaining to the Comprehensive Plan and agreed with all comments/recommendations noted in their March minutes which covered pages 7 – 13 of the current plan. The Board will review their comments from the May meeting covering pages 14 – 18 to discuss at their July meeting.

**TRAINING/SEMINARS:** Upcoming training and seminars were reviewed. The Board authorized either of the new Supervisors to attend training classes prior to being sworn in if so desired.

**ADJOURNMENT:** At 9:18 pm., being no further business, motion was made by Ms. Wood, seconded by Mr. Coates and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis  
Secretary/Treasurer