



LITTLE BRITAIN TOWNSHIP NEWSLETTER

Volume 30 Issue 1

Spring 2024

News from the Board of Supervisors

Just as Spring announces a change in the seasons, the year 2024 has seen some changes taking place at the Township as well.

One of the changes that took place at the beginning of the year was the induction of two new Supervisors. Mervin Beiler and Wayne Reynolds each began a 6-year term on the Board. We welcome them and look forward to their contributions to the Township.

While welcoming new members is always a pleasure, it is always sad saying goodbye to those that have served our community so faithfully over the years. It is with deepest gratitude that we thank Jerry Emling and Pat Wood for their years of service on the Board. Mr. Emling served for over 30 years and Ms. Wood served for 12 years.

Another change that is taking place at the Township is a renovation on the municipal building. The porch on the building is being enclosed. This project had originally been planned when the building was constructed 17 years ago; however, it got removed during the construction phase. Unfortunately, due to this change and the interior style doors that were installed during construction, the Township has suffered tremendous heat loss over the years and encountered issues with insects and small animals obtaining access to the building.

Funding for this project was received in 2021 through the American Rescue Plan Act. Obviously, it is the sincere hope of the Township that mandated lockdowns will never again be instituted. However, should such drastic options be required in the future, this addition to the

building would provide a manner for Township business to continue without direct person-to-person contact if needed. This project also supports the Act's objective to reinvigorate the post-Covid construction industry.

That covers the changes currently taking place within the Township. Please keep an eye on our website for additional information on things taking place. Minutes from all Township meetings and a list of all upcoming meetings can be found online. Information regarding other elected officials who serve our municipality can be found on the website as well. Information on taxes and links to our local school district and libraries are also published.

While everyone is welcome to attend Township meetings to hear things firsthand, providing digital records of Township happenings is designed to keep everyone aware and involved to their desired degree. Please remember, that all of our Board members are here to serve you, the residents of Little Britain Township.

****REMINDER****



If your property is located within the 2nd district of the Sewage Management Program, your septic system is due for inspection and cleaning this year. Please make sure to have this service completed by the end of the year. If you are unsure of what district you reside in, please contact the Township office at 717-529-2373 ext. 1.

**TOWNSHIP DIRECTORY
MUNICIPAL OFFICE**
323 Green Lane,
Quarryville, PA 17566
717-529-2373

BOARD OF SUPERVISORS
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Christine J. Jackson (717-529-2373 ext. 2)

Little Britain Township Comprehensive Plan

The Little Britain Township Planning Commission and Board of Supervisors are continuing to work on updating our Municipal Comprehensive Plan.

The Comprehensive Plan is a statement of objectives regarding intended growth areas, and future development of the Township. It is a blueprint that outlines the amount, location, intensity, and character of desired land uses such as agricultural, residential, commercial, industrial, flood plains, and utilities. It contains short and long-range goals for the Township during the next decade (10 years).

Upon completion of the new plan, our Municipality will need to ensure that the Zoning Ordinance and SALDO (Subdivision and Land Development Plan) are generally consistent with their adopted Comprehensive Plan as they are to work in concert in an attempt to achieve the goals set forth while promoting the health, safety and welfare of our Township and its residents.

At this time, a committee of six Township Officials (two Planning Members, two Supervisors, the Zoning Officer and the Township Engineer) have been appointed to continue the drafting process: reviewing maps, tables, data collection and our current comprehensive plan. They have been charged with streamlining the new Plan to make it clear, concise and easily implemented. All work will be submitted to the full Planning Commission and Board of Supervisors for review during public meetings. Once the plan is complete and in full draft form, it will be advertised, and a public hearing will be held prior to adoption.

As we continue to work on this plan, we are asking for your input. Enclosed with this newsletter you will find the Little Britain Township Comprehensive Plan Survey. We ask that you take a few minutes to answer the questions and share your thoughts. Completed surveys should be sealed with tape, no staples, and mailed to the Municipal Office or you may drop them in person, whichever you prefer. Please remember, if you are mailing your survey, a stamp will be required and when folding your survey be sure the Township address is clearly showing. Again, please take the time to share your ideas and/or concerns; let your voice be heard.

Comprehensive Plan Survey

**PLEASE TAKE A MOMENT TO COMPLETE THE SURVEY, SEAL AND RETURN TO
THE TOWNSHIP OFFICES VIA MAIL OR IN PERSON.**

LITTLE BRITAIN TOWNSHIP COMPREHENSIVE PLAN SURVEY

1. Are you a:
 - Resident
 - Property Owner
 - Employee Working in the Township
 - Municipal or Public Official
 - Other

2. Age:
 - <18
 - 18-25
 - 26-35
 - 35-45
 - 46-60
 - 61-70
 - >70

3. What region of the Township do you live?
 - North, above Nottingham Road
 - South, below Nottingham Road

4. Rate the following land uses 1-8, with 1 the most important to you:
 - Parks
 - Forest and Trails
 - Villages and Historic Places
 - Commercial and Restaurants
 - Farmland and Agricultural Uses
 - Waterways, Ponds and Lakes
 - Sports Fields
 - Schools and Public Facilities

5. How do you rate or describe fire protection in the Township? (Note: This is not a rating of any particular Fire Department.)
 - Less than adequate
 - Adequate
 - More than adequate

7. Does Little Britain Township have park and recreation areas that meet your desires
- Yes
 - No
8. Rate the current parks and recreation spaces in the Township.
- Less than adequate
 - Adequate
 - More than adequate
9. Do you believe the Township needs:
- More Sports Fields
 - More Nature Trails and Walkways
 - Bike Trails and Paths
 - Nature Areas
 - Other Recreation Opportunities _____
10. Do you support the current limit on development within the A-1 Zoning District, i.e. one lot per 25 acres maximum from 1992?
- Yes
 - No
11. Does the Township provide enough grow potential (development) within the current Residential, Village, and Commercial Zoning areas?
- Don't know.
 - More residential opportunities are needed.
 - Current Zoning areas for residential development are adequate.
 - Too much area is currently zoned for residential use.
12. Does the Township provide for enough opportunities for business uses? Rate 1-5: 1 being more opportunity is needed. 5 being no change needed.
- Major Home Occupations
 - Farm Related Business
 - Retail Business
 - Commercial Business
 - Manufacturing and Industrial
13. Overall, how would you describe Township Zoning and land use requirements?
- Needs Changes/Updates
 - Protects Our Property Values
 - Too Restrictive
 - Not Restrictive Enough
 - Good As Is

14. How would you describe the Township's roads and road maintenance?

- Roads Need More Maintenance
- Roads Are Adequately Maintained
- Roads Are Maintained More Than Needed

15 The Township maintains most roads with a seal coat surface which is about 1/3 the cost of asphalt paving. Do you agree with this maintenance method for the Township's rural roads?

- Yes
- No

16 If you could change one thing or make one improvement in Little Britain Township, in one sentence what would it be?

17. If you have any additional comments, please provide below:

Place
Stamp
Here

Little Britain Township
323 Green Lane
Quarryville, PA 17566

***** Please use tape when mailing, no staples.***** Please use tape when mailing, no staples.*****

Zoning Matters

ECHO Ordinance Update

The Little Britain Township Board of Supervisors have completed an amendment/rewrite of Section 424 Elder Cottage Housing Opportunity (ECHO) Units of the Little Britain Township Zoning Ordinance. This amendment/rewrite has been submitted to the Lancaster County Planning Commission for review/comment and is slated for public adoption May 14th at the Board of Supervisors Meeting. All interested persons are invited to attend.

Chickens

The number one question of 2023 was, “Can I have chickens?” I have been a Zoning Officer for more than 23 years, and I have heard that question asked more in the last 16 months than the prior 22 years combined. The answer to that question hinges on your Zoning District. Within the A1-Agricultural District, livestock may be housed on lots containing 1 acre - 19.99 acres, as long as you are compliant with all the regulations set forth in Section 440, Keeping of Livestock on Lots Less Than 20 Acres in Size. Within the R1-Rural Residential District, livestock may be housed on lots containing 1 acre – 19.99 acres if you receive permission from the Zoning Hearing Board via a Special Exception and prove you can remain compliant with the regulations set forth in Section 440, Keeping of Livestock on Lots Less Than 20 Acres in Size. These are the only two Districts that provide for the keeping of livestock. Please be sure to contact the Township Office with questions, concerns or to apply for a hearing prior to obtaining livestock or even prior to purchasing a property to avoid conflict.

Bed and Breakfast Establishments

The number two most frequently asked question is, “Can I buy a property and operate an Airbnb?” The answer is, maybe. Within the Little Britain Township Zoning Ordinance, we allow Bed and Breakfast establishments by right in the Agricultural District and by Conditional Use in the Rural Residential, Village Residential and Village Commercial Districts. There are specific requirements that a Bed and Breakfast Establishment must meet:

- The establishment must be operated in a single-family detached dwelling where between one (1) and five (5) rooms are rented to overnight guests.
- The owner and operator of the Bed and Breakfast **must** be a resident of the dwelling.

- Guests shall be limited to lodging for a maximum of seven (7) consecutive days.
- Provided meals are limited to breakfast and may be made available only to registered guests.
- Sewage facilities must be reviewed and approved by the Township Sewage Enforcement Officer.

So, to clarify, if you want to become an Airbnb Host and rent rooms in your owner-occupied single-family dwelling unit for no more than seven (7) consecutive days, it may be possible. If you desire to become an Airbnb Host who rents the entire dwelling unit (not owner occupied) to short term guests for not more than seven (7) days, the answer is no. Please note, you should contact the Township Office if you desire to pursue a Bed and Breakfast establishment. We will confirm your Zoning District, verify if a hearing will be needed and assist you in completing the required Municipal and Sewage paperwork.

Spring Things to Remember

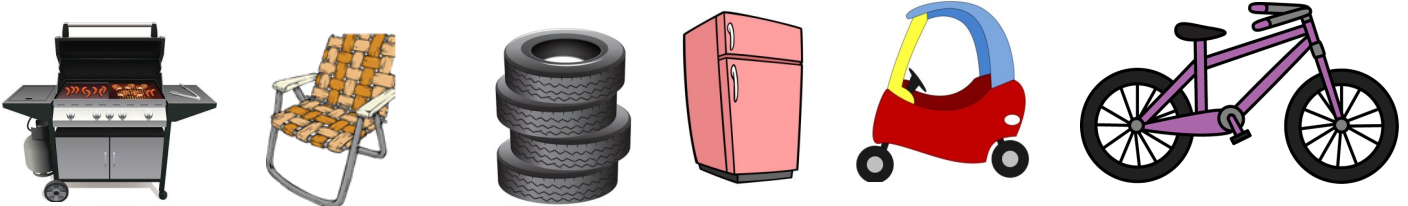
Spring brings the desire to head outdoors and work on your property to do list. Please remember the following items either require permitting or have specific setback requirements.

- Paving, repaving, concreting or installing a new driveway or field lane requires a permit.
- Planting vegetation against lands used for agricultural purposes must be set back – thirty (30) feet from property lines for trees and twenty (20) feet from property lines for shrubs.
- Timber harvesting requires you to file a timber harvest packet with the Township prior to the start of your project. If there are streams, springs, or wetlands that will be disturbed the Timber Harvest Packet needs to be submitted to the Township with a letter from the Lancaster County Conservation District authorizing activities in waters of the Commonwealth. If you plan to stump or regrade after harvest an erosion and sediment control plan needs to be submitted and approved prior to the commencement of excavation activities.
- Per Little Britain Township Ordinance #3-13, no person shall plow, cultivate, plant crops or in any way disturb the surface of the land (except mowing) within six (6) feet of any Township Road or within the right-of-way, whichever is greater.

Little Britain Township
323 Green Lane
Quarryville, PA 17566

Phone: 717-529-2373
Fax: 717-529-6160
Email: lbt@littlebritain.org

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Spring Clean-Up Day

Saturday, May 18th from 8am to Noon

\$5.00 Up to a truckload of items

\$3.00 All Tires up to 15" diameter

\$15.00 All large whites - doors must be removed

Batteries will be accepted free of charge.

No electronics (computers, printers, TVs) will be accepted.

No hazardous materials, paint cans or plastic ground cover will be accepted.

No ash from household trash, burn piles or coal.

