

LITTLE BRITAIN TOWNSHIP
November 11, 2025

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, November 11th 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 7:31 p.m. A moment of silence and reflection was followed by the salute to the Flag.

PRESENT:	Richard Brenneman	Christopher Colletti	Marcella Peyre-Ferry
	Clark Coates	Angeli Jodorin	Cassandra Towner
	Mervin Beiler	David Kegerize	Troy Towner
	Wayne Reynolds	Brian Masterson	
	Christine Jackson		
	Margaret DeCarolis		

MINUTES: Motion made by Mr. Reynolds, seconded by Mr. Coates and carried to adopt the minutes of the October 14th meeting and budget workshop as printed.

SANITATION: It was reported that Sewage Enforcement Officer, Rick Prettyman collected \$675.00 in sanitation fees during the month of October. No well or storage tank permits were issued.

ZONING: Zoning Officer, Christine Jackson reported issuing 13 zoning, 6 occupancy, 3 driveway and 1 extension permits during the month of October along with the acceptance of 2 Zoning Hearing Applications. Ms. Jackson also advised of the following:

- Zoning Hearing Application of Joseph Esh who resides at 1058 King Pen Road is seeking a special exception of section 200.4F of the zoning ordinance to construct 3 new greenhouses which exceed 5,000 square feet. He is also requesting a variance of section 606.4 of the ordinance to allow 7 years for the construction of all structures to be completed. Upon review of the application, Mr. Beiler recommended the Board support the application as presented. Mr. Reynolds seconded the motion, which carried.
- Zoning Hearing Application of Troy and Cassandra Towner who reside at 80 Fulton View Road on 4.45 acres of land are requesting a variance of section 440.4 of the zoning ordinance to allow them to keep 4 horses and 24 chickens on their property. They are also seeking setback relief from section 440.2 for a pre-existing fence and section 440.5 for a barn that was also pre-existing. A thorough package of information was submitted with the application including photos, a reference from their veterinarian, measurement of structures to property lines, manure management plan, proof of fly control, pasture vegetation maintenance and letters of support from neighbors. Following a review of the application and attachments, a motion was made by Mr. Brenneman, seconded by Mr. Reynolds and carried to recommend approval of the application as presented.

TAXES: It was reported that Tax Collector, Agnes Reeder collected \$350.36 in Real Estate tax during October.

ROADS: The Board was advised of the following October road crew activities:

- Trimmed trees.
- Mowed road banks.
- Mowed at park and municipal building.
- Cleaned and checked on the park.
- Moved pipe to Bluff Road.
- Milled and paved on King Pen Road.
- Checked driveway sites.
- Worked on equipment.
- Winterized bathrooms at the park.
- Replaced speed limit signs.
- Cleaned inlet boxes.
- Filled potholes.
- Filled side gutters.

The Board was advised that the ordered truck is nearing completion. Mr. Brenneman questioned if the township paved the roadway leading to the covered bridge on King Pen. Ms. Jackson advised that Mr. Risk had attempted to have the State pave the area following the completion of their project but was unsuccessful. She noted he probably paved the area while completing other work on the road.

PAYMENT OF BILLS: Motion was made by Mr. Beiler, seconded by Mr. Coates and carried authorizing the payment of General Fund checks 13972 through 14003 in the amount of \$47,580.88. Motion made by Mr. Coates, seconded by Mr. Beiler and carried authorizing the payment of State Fund checks 2076 through 2079 in the amount of \$63,126.13.

PUBLIC PARTICIPATION: The meeting was opened for public participation, with no response.

PLANNING COMMISSION: Motion made by Mr. Coates, seconded by Mr. Brenneman and carried adopting the minutes of the October 28th Township Planning Commission as printed.

Gregor Waltz - David Kegerize of Town Square Engineering presented the stormwater plan and advised all comments from the Township Engineer have been addressed. Ms. Jackson confirmed there are no issues with the driveway. Following a review of the plan, a motion was made by Mr. Beiler, seconded by Mr. Coates and carried authorizing the signing of the plan.

David Mahala – Brian Masterson of Regester Associates presented the land development plan. He noted that the resident pulled a permit to construct a garage but instead built an apartment. This plan will utilize the final subdivision right for this property. Following a review of the plan, Mr. Coates motioned the approval of the land development and the acceptance of the Sewage Facility Module, Resolution #6-25. Mr. Beiler seconded the motion, which carried.

Menno King: Brian Masterson of Regester Associates presented the land development plan for the doubling of a house. He requested a waiver of land development and approval of the Sewage Facility Module – Resolution #7-25. It was noted this plan is utilizing the final subdivision right for this property. Following a review of the plan, a motion was made by Mr. Beiler, seconded by Mr. Reynolds and carried authorizing the requests above. Mr. Brenneman abstained from voting due to being an adjoining property owner.

CURRENT FEE SCHEDULE: The Board reviewed the current fee schedule and discussed the need to increase the permit penalty and failure to obtain an occupancy permit fees. Mr. Beiler suggested the fees be increased to \$700.00 to \$800.00 and to adjust all other fees up by 10% as they have remained unchanged for over 25 years. The Board was in agreement that this is not meant to be an income generator but to ensure residents abide by the established rules. Following a discussion, a motion was made by Mr. Beiler to increase the permit penalty fee to \$500.00 and the failure to obtain an occupancy permit to \$1,000.00 effective January 1, 2026. Mr. Coates seconded the motion, which carried.

REPRESENTATIVE FOR THE COUNTY PLANNING COMMISSION: The Board was advised that Planning Commission Member, Matt Young is willing to serve another term on the County Planning Commission as he has done in the past. A motion was then made by Mr. Beiler, seconded by Coates and carried to submit Mr. Young as a nominee for the position.

RESOLUTION #4-25: Motion made by Mr. Beiler, seconded by Mr. Coates and carried adopting Resolution #4-25 authorizing the submission of an application to the Statewide Local Share Assessment grant in the amount of \$671,365.40 on behalf of the Wakefield Ambulance Association.

RESOLUTION #5-25: Motion made by Mr. Brenneman to adopt Resolution #5-25 to become part of the County Hazard Mitigation Plan. Mr. Coates seconded the motion, which carried.

TENTATIVE ADOPTION OF 2026 BUDGET AND TAX MILAGE: Motion made by Mr. Beiler to tentatively adopt the 2026 tax milage of .3019 and the 2026 budget as prepared. Mr. Reynolds seconded the motion, which carried.

EXECUTIVE SESSION: Mr. Brenneman called for an executive session to discuss a legal matter with the Solicitor at 8:17 p.m. The meeting reconvened at 8:59 p.m.

TRAINING/SEMINARS: Upcoming training and seminars were reviewed.

ADJOURNMENT: At 9:05 p.m., being further business, a motion was made by Mr. Beiler, seconded by Mr. Reynolds and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolus
Secretary/Treasurer