

LITTLE BRITAIN TOWNSHIP
July 9, 2024

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, July 9th, 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	Abner Beiler	Dan Risk
Clark Coates	Ivan Fisher	Jonathan Stoltzfus
Mervin Beiler	George Osborn	Pat Wood
David Martin	Marcella Peyre-Ferry	Amos Zook
Wayne Reynolds	Giovana Posey	
Christine Jackson		
Margaret DeCarolis		

MINUTES: Motion made by Mr. Coates, seconded by Mr. Beiler and carried to approve the minutes of the June 11th Board meeting as printed.

SANITATION: It was reported that Rick Prettyman submitted \$1,875.00 in sanitation fees collected during the month of June. No well permits were issued.

ZONING: Zoning Officer, Christine Jackson reported issuing 9 zoning, 12 occupancy, 2 driveway, 1 extension and 4 demolition permits during June along with the acceptance of 2 Zoning Hearing applications. Ms. Jackson also reported on the following:

- Zoning Hearing Application of John P. Stoltzfus who resides at 398 Green Lane is requesting a special exception to install an additional greenhouse measuring 32' x 100' which with his currently 2 placed greenhouses would have him exceeding the 5,000 square feet allowed by right. Following a review of the application, a motion made by Mr. Coates, seconded by Mr. Beiler and carried recommending approval of the request. Mr. Martin abstained from voting due to being an adjoining property owner.
- Zoning Hearing Application of John and Teresa Petro who own the property located at 256 Nottingham Road. The Petro's had a hearing in May requesting approval to maintain the illegal 3rd rental unit that was on the property when it was purchased. That request was rejected by the Zoning Hearing Board. They are now requesting to convert the apartment in the back of the house into an office space to allow the rental unit in the garage to remain. They are also requesting to rent out the additional garage bays as storage space for businesses to assist in recovering the income loss due to losing a rental unit. Following a review of the application, a motion was made by Mr. Beiler to recommend approval of the relocation conversion and the rental of garage bays but suggest the storage units and business office be linked to the same business. Mr. Martin seconded the motion, which carried.
- Advised that the Lancaster County Planning Department has agreed to reword the disclaimer that Little Britain Township is not a part of the Southern Lancaster County Comprehensive Plan as requested. They indicated their desire that at some point the Township would join their comprehensive plan as well as having one of our own.

- Daniel Lapp of 995 Ashville Road received authorization to place an ECHO unit on his property, however he never requested an occupancy permit. After several attempts to contact him, he reached out and advised that his water test failed so he moved his father in illegally in December 2023. Ms. Jackson advised that Mr. Lapp was sent a violation notice and was informed he would need to submit an approved water test, install a purification system on the ECHO unit or move his father out of the unit. His timeframe for compliance has lapsed but he is currently trying to get an approved water test. If no progress is made, she will pursue the matter through the District Justice.

TAXES: It was reported that Tax Collector, Agnes Reeder collected \$4,521.61 in Real Estate tax during the month of June.

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

- Mowed road banks.
- Hauled stone.
- Checked on and cleaned the park.
- Re-graded Reath Road.
- Cleaned up and repaired roads following storm.
- Mowed at park and municipal building.
- Placed stone and graded dirt roads.
- Filled in washed out areas on Honeysuckle Road.
- Re-graded Fairmount Road.
- Trimmed low hanging branches.

Mr. Brenneman advised he was receiving complaints about potholes on Noble Road. He is aware this is a State-owned Road. He was advised to provide the 1-800-FIX-ROAD number to all complainants.

PAYMENT OF BILLS: Motion made by Mr. Reynolds, seconded by Mr. Coates and carried authorizing the payment of General Fund checks 13456 through 13474 in the amount of \$32,258.64.

PUBLIC PARTICIPATION: Resident, Giovana Posey who resides on Kirks Mill Road advised she was still receiving stone and other debris in her yard from the overflow of an inlet box on the corner of Kirks Mill and Charlestown Roads. She stated when she was last here in 2022 that she was assured the Township would install a filter in the box and clean it regularly. Roadmaster, Mr. Risk advised the box is cleaned every 3 to 4 with a new bag installed each time. He noted his belief that the liner bag was unable to accommodate the water present during heavy rains, therefore some debris was not being captured by the drain. Ms. Posey stated her desire for the Township to speak with the gentleman across the road on Kirks Mill whose stone driveway causes a majority of the problems. She is aware his driveway is grandfathered, and that he cannot be made to pave the bottom portion of it. Following a discussion, she was advised that the Township can attempt to manage water but is not able control it. Furthermore, she was advised that based on the stormwater plan submitted with her subdivision, all excess water is flowing as designed into the infiltration bed on her property.

Ms. Wood questioned if the minutes were correct in noting that Providence and Sadsbury townships had also abstained from adopting the Southern Lancaster County Comprehensive Plan. She was advised the minutes were correct.

PLANNING COMMISSION: Motion made by Mr. Coates, seconded by Mr. Reynolds and carried adopting the minutes of the June 25th Township Planning Commission meeting as printed.

RESTROOMS AT PARK: Roadmaster, Mr. Risk advised the Board of the utter filth and disgusting way the park restrooms are frequently found. He noted the time and expense in the continued cleaning and sanitizing that is required to allow their use. He and Ms. Wood, who is a member of the Park Board and oversees all park reservations advised they did not want to penalize the numerous patrons of the park who utilize the park for family reunion, company functions, etc. who appreciate the park and rely on having restrooms available for their use. Following a discussion on the matter, a motion was made by Mr. Coates, seconded by Mr. Martin and carried authorizing the closure of the restroom Monday through Friday with the installation of a port-a-potty for weekday use, with the restroom being available to patrons on Saturday and Sunday when most of the reservations are made.

JONATHON STOLTZFUS: Mr. Stoltzfus presented members of the Board with a copy of a letter sent to Mr. Brenneman requesting the Board to authorize his building permits to be issued with the understanding that he is working with an engineer to have an approved plan for the Food Processing Residual Waste (FDR) approved through DEP. His letter notes he is unwilling to sign a holding tank agreement and his belief that the Township is exceeding its authority is requiring it prior to the issue of permits. The Board advised that until a definitive response is received from the Department of Environmental Protection (DEP) the current regulations must be adhered to. He was further advised that the Township has offered an option for him to sign the agreement, which will be held until a decision is made on the proper procedures for disposing of this water. Should DEP allow him to proceed as he desires, the agreement will be shredded. Should they agree with the Township regulations, the agreement would have to be recorded. Ms. Jackson noted based on the various versions of information being presented, i.e.: only using water to wash produce, produce having chemicals used during the washing of produce, people from Penn State reaching out to DEP falsely claiming to represent the township seeking solutions, etc. has slowed the process considerably. Ms. Jackson advised again she is willing to work with Mr. Stoltzfus but will not break, bend or distort any laws in doing so. She also noted that prior to permits being issued Mr. Stoltzfus will need to pay delinquent engineering fees totaling over \$4,200.00, some of which were billed in December 2023. He will also need to provide his project escrow funding as the check he originally provided for this expense, he placed a stop payment on prior to it being deposited.

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

Chester Caldwell: Motion made by Mr. Coates, seconded by Mr. Brenneman and carried to authorize the release of the escrow being held on the Nottingham Rd project.

Jerry Sensenig: A motion to release the escrow funding being held on the Little Britain Road North project was made by Mr. Coates. Mr. Martin seconded the motion, which carried.

SPRING CLEAN-UP DAY: Mr. Brenneman noted that 60 residents participated on Spring Clean-Up Day. He noted that \$828.00 was collected from the event through fees charges and funds received from recycling. Expenses totaled \$1,581.00 with a net expense to the Township of

\$753.00. He thanked the residents who participated and those who assisted with the unloading of items.

COMPLAINT FOLLOW UP: Zoning Officer, Ms. Jackson advised of the following information pertaining to zoning complaints received during the June meeting:

- 104 Short Road – Has been in contact with property owner, Richard Roope, who advised people residing in the camper will be removed permanently.
- 106 Short Road – Has spoken with resident Kevin Reed who currently has 3 hauling trailers in the front yard along with 2 cars, 1 of which is currently being worked on. She has requested the trailers be relocated out of the front yard.
- 208 Kinseyville Road – Spoken with resident Karen Woods who invited her to inspect the mobile unit on her property and confirmed the structure is only being used by children to play video games. No one is residing in the structure as claimed.
- 230 Kinseyville Road – Has sent a notice to the McFadden’s pertaining to their situation and is awaiting return contact.

TRAINING/SEMINARS: Upcoming training and seminars were reviewed.

ADJOURNMENT: At 8:50 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