

LITTLE BRITAIN TOWNSHIP
October 13, 2020

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, October 13th, 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 was followed by the salute to the Flag.

PRESENT: Jerry Emling	Rick Brenneman
Clark Coates	Brian Masterson
Richard Brenneman	George Osborn
Shawn Reimold	Dan Risk
Pat Wood	Katie Sheetz
Christine Jackson	Robbie Stuart
Margaret DeCarolis	

CONTINUATION OF ROBBIE STUART CONDITIONAL USE HEARING: Solicitor, Angela Sanders advised of the continuation of the Robbie Stuart Conditional Use hearing of September 9th. She noted the following items would be entered as exhibits for the Township: proof of publication, posting notice, minutes of the August 25, 2020 Township Planning Commission meeting and a correspondence from Township Engineer, Ed Fisher dated August 27, 2020. Rick Brenneman advised he was here as a representative for Mr. Stuart and presented a plot plan of the property and provided an overview of what Mr. Stuart plans to do on the property. He advised Mr. Stuart was aware land development would be required, that as he was not aware of what the right of way on Nottingham Road was that they are proposing it at 50 feet, proposed lot coverage is projected at 23.99%, fuel on site is for his equipment only and will be stored in double lined tanks per law, chemical storage would be in secured buildings per law, that chemicals being stored will be beneath the amount required to be reported under the Right to Know law, 30' x 80' high tunnel on plan is for future construction. The following items from Mr. Stuart were added as applicants exhibits: Original plot plan dated August 28, 2020, revised plot plan dated October 13, 2020, document of sale, copy of property deed, rental agreement, letter from the Robert Fulton Fire Company advising the proposed business would not pose a financial or workload problem for them and a drawing of the shop area. At the conclusion of all testimony and questioning by the Board, the record of testimony was closed.

EXECUTIVE SESSION: An executive session was called 7:33 p.m. for the Board to discuss the testimony presented on the Robbie Stuart hearing and to discuss a zoning hearing appeal filed by the Helm's with their Solicitor. The meeting was reconvened at 8:22 p.m.

DECISION ON STUART CONDITIONAL USE HEARING: Upon the reconvening of the meeting, Ms. Sanders advised that the Board has indicated a desire to approve the conditional use hearing application contingent upon the 30 conditions that were read aloud for the record. Mr. Stuart indicated his concern over condition #20 indicating that no chainsaws or woodchippers could be run prior to 8 a.m. He indicated employees check their equipment each day prior to leaving for the day. The Board indicated they understood that need and was not

opposed to that occurring but stressed that equipment could not be run continuously until 8 a.m. He also questioned if he would be allowed to sell firewood and was advised he was. The timeframes noted in condition #2 was questioned and concern was expressed over the applicant's ability to complete all work in the timeframe described. Mr. Stuart was advised that the Board had already approved an extension of what is authorized per the zoning ordinance but that should an additional extension be required at a later date, it could be requested from the Board. Mr. Stuart indicated his displeasure with condition #14 prohibiting open burning on the property and was advised the condition was set and would not be rescinded. Following a discussion of the conditions established, Mr. Stuart stated he did not agree with all of them but understood he must abide by them. Upon conclusion of the discussion, Mr. Reimold motioned the approval of conditional use application contingent upon the evidence presented and the 30 conditions established. Mr. Brenneman seconded, which carried.

MINUTES: Motion made by Mr. Brenneman, seconded by Mr. Reimold and carried to adopt the minutes of the September 8th meeting, the Robbie Stuart Conditional Use Hearing and the Always Helpful/Judith Shoemaker Agricultural Security Area hearing as printed.

SANITATION: It was reported that Mr. Stoner submitted \$450.00 in sanitation fees and \$50.00 for well permits issued during the month of September.

ZONING: Zoning Officer, Christine Jackson reported issuing 6 zoning, 18 occupancy and 4 demolition permits during September along with the acceptance of 1 Conditional Use and 3 Zoning Hearing Applications. Ms. Jackson also advised of the following:

- Zoning Hearing Application of William Willen requesting a special exception and variance to operate an auto repair shop on property owned by Pasquale Pillitteri located at 399 Nottingham Road. He is requesting a special exception of Section 203.3 B of the zoning ordinance to operate the proposed business in a Commercial zoning district and a variance of section 406.2 to allow for the outside storage of vehicles. Comments from the Township Engineer and the Township Planning Commission were reviewed. Ms. Wood questioned if the applicant could obtain a copy of the engineer's comment to help him prepare in presenting his request to the Zoning Hearing Board and was advised he had already received a copy. Ms. Wood further indicated her struggle with this application as a garage was previously located there, yet she is aware of the traffic/parking concerns. Mr. Emling indicated his concern over parking and the entering and exiting of the parking lot. Mr. Brenneman indicated there was an accident at this intersection less than a week ago. Mr. Coates indicated he was not opposed to a garage being located there but that traffic control measures would need to be instituted. Ms. Jackson advised that due to a personal conflict with this application that she will not sit during this hearing. It was noted that the property owner was aware a zoning hearing would be required prior to anyone moving into the building and had been advised by the applicant that he had obtained approval. Also noted was the illegality of double parking. Following a review and discussion of the application, a motion was made by Mr. Reimold, seconded by Mr. Brenneman and carried to request that the Zoning Hearing Board strongly consider the engineer's comments and concerns.
- Zoning Hearing Application of Israel Kinsinger requesting a variance of the minimum setback regulations for a principle dwelling, Section 200.8 of the zoning ordinance to

construct a 32' x 56' horse/storage barn on his property located at 124 Nottingham Road. Following a review of the application, Mr. Coates motioned to recommend the denial of the variance request to the Zoning Hearing Board as there is sufficient land to accommodate this proposed structure while maintaining established setbacks. Mr. Reimold seconded the motion, which carried.

- Zoning Hearing Application of Chester Water Authority requesting a variance from the front yard setback, section 200.9 of the zoning ordinance and a variance of section 205.25D which prohibits construction within a floodplain. The Company intends to construct a new electrical structure adjacent to the existing auxiliary pump station. Following a review of the application, a motion was made by Reimold, seconded by Ms. Wood and carried to note the application without comment.
- Request received from Allison Fisher of 35 Green Lane to purchase additional acreage of land, which is currently encompassed within the Township Park. Following a brief discussion on the request, the Board indicated they had no desire to sell any land off the park ground.

TAXES: The Board was advised that no report had been received from the Tax Collector for the month of September.

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

- Rotated tires on Ford F-250.
- Sprayed weeds on various roads.
- Graded potholes.
- Mowed at municipal building.
- Checked and cleaned at the Park.
- Mowed road banks.
- Worked on mower tractor.
- Cleaned side gutters on Fulton View Road.
- Hauled and stockpiled stone.
- Cleaned up around municipal building and regraded yard area.
- Cleaned and worked at Park following vandalism.

Mr. Emling questioned the vandalism at the Park and was advised that it was damage to the men's restroom and that he has pictures of the suspects and is working on identifying them. He also noted that he intends to close the restrooms for the year by the end of the month. Mr. Emling requested that a port-a-pot be ordered and installed upon the closing of the restrooms.

PAYMENT OF BILLS: Motion made by Mr. Brenneman, seconded by Mr. Reimold and carried authorizing the payment of General Fund checks 11902 through 11941 in the amount of \$61,159.04. Motion made by Mr. Brenneman, seconded by Mr. Reimold and carried authorizing the payment of General Fund check 11942 in the amount of \$12.00. Ms. Wood abstained from voting.

PUBLIC PARTICIPATION: Resident, George Osborn noted his attendance at the Always Helpful/Judith Shoemaker Agricultural Security Hearings and indicated his agreement with Mr. Emling's point of view as noted that evening. He then questioned how a property being used for

commercial purposes could be considered for Agricultural Preservation. The Board advised that the property is not being preserved but included in the Agricultural Security Area which helps protect it from eminent domain issues and nuisance lawsuits.

TOWNSHIP PLANNING COMMISSION: Motion made by Mr. Brenneman, seconded by Mr. Reimold and carried adopting the minutes of the September 22nd Township Planning Commission meeting as printed.

Tony & Pat DeMeo: Brian Masterson of Register Associates presented the subdivision/lot add-on plan and advised the plan would correct a driveway issue that currently exists. The plan was reviewed at the County level earlier in the day but comments from said meeting have not been received. Following a review of the plan, Mr. Coates motioned the conditional approval of the plan contingent upon approval from the Township Engineer and the approval of the Sewage Facilities Module as presented. Mr. Reimold seconded the motion, which carried.

Tim Hoover: Brian Masterson of Register Associates presented the stormwater plan on Sleepy Hollow Road project. Following a review of the plan, he noted they are waiting review and approval of the NDPS application. Following a review of the plan, a motion was made by Mr. Reimold, seconded by Mr. Brenneman and carried that the Board refrain from granting conditional approval until other required approvals have been received. It was noted that the Board had no concerns over the plan as it was presented.

HEALTH INSURANCE: The Board reviewed information obtained from EDH pertaining to the renewal of the Township health insurance. Rates from five other health carriers along with rates and alternative plans from the current carrier of Highmark Blue Shield were reviewed. To renew the current health plan would include a rate increase of 4%. Rate increases on comparable plans through other companies ranged from 14.9% to 26.1%. Insurance through UPMC would provide a rate reduction of 17%, however this company is based out of Pittsburgh and does not have a strong or extensive provider network in the Lancaster/Chester County area. Following a review of all the plans presented, Ms. Wood motioned the Board remain with Highmark Blue Shield but increase the plan deductible from \$1,000 to \$1,500, which carried a 1.9% rate increase. She noted the employees could pay the premium difference should they desire to maintain the lower deductible plan. Mr. Reimold seconded the motion, which carried.

PENSION PLAN DISBURSEMENT: It was noted that the Township received \$11,575.51 from the state for the funding of the Township Pension Plan. The Secretary/Treasurer recommended contributing \$2,857.54 for each of the employees enrolled in this plan and to retain \$145.34 for administrative fees incurred. Motion made by Mr. Coates, seconded by Mr. Brenneman and carried to disburse the funding as outlined above.

FIREMAN'S RELIEF ASSOCIATION: The Board was advised that \$30,575.68 had been received in relief funding. It was noted that the Wakefield Ambulance Association (WAA) has requested their portion of this funding be maintained at \$5,000.00, if possible. Mr. Emling noted he received a message from the Fire Chief of the Robert Fulton Fire Company (RFFC) advising that due to the COVID-19 pandemic that numerous fundraisers for the company were cancelled

and requested the Board increase their allocation of funding if possible. Following a discussion of how funds had been disbursed in the past along with the current requests from the WAA and RFFC, a motion was made by Ms. Wood, seconded by Mr. Coates and carried to disburse the funds as follows: \$23,075.68 (75.47%) to the RFFC, \$5,000.00 (16.35%) to the WAA and \$2,500.00 (8.18%) to the Quarryville Fire Company.

RESOLUTION #7-20: Reallocation of 2020 budgeted funds – following a brief discussion on the reallocation of \$73,500.00 in budgeted funds a motion was made by Mr. Coates, seconded by Mr. Brenneman and carried to adopted Resolution #7-20 approving the reallocation of funding as noted.

NEW TRUCK & BROOM: Roadmaster, Mr. Risk presented the Board with an estimate for a 2020 Ford F-550 Chassis from Keystone Ford at \$57,750.00, complete with upfitting from Stephenson Equipment for \$89,250.00. An additional estimate on upfitting was received from Lancaster Truck Bodies at \$37,515.00. He noted the estimate from Lancaster Truck Bodies included drop down sides on the truck bed. Mr. Risk advised he would prefer to pay for the vehicle in one payment out of State funding if possible. A discussion pursued pertaining to the 20% of State/Liquid Fuel funds that may be allocated for equipment purchases. Mr. Reimold questioned if the Board would be opposed to his obtaining a bid from another dealership which he has a long history with. The Board had no opposition to obtaining another bid but indicated if the dealership were not part of the State Cooperative Purchasing Program (Co-Stars) that the vehicle would need to be spec'd out and bid prior to purchase. A concern was discussed to the turnaround time from order to delivery and the desire to obtain the vehicle as quickly as possible. Following this discussion, a motion was made by Mr. Reimold to approve the purchase of the vehicle as presented tonight or an equivalent model if he can obtain a better price through a Co-Stars dealer. Ms. Wood seconded the motion, which carried. Mr. Reimold also motioned approval for the purchase of a broom for the loader and/or mower estimated to cost \$13,000.00. The motion was seconded by Ms. Wood and carried.

STREETLIGHT TAX: The Board was advised that the streetlights on Howard Lane were connected several months ago and based on the 4 months of bills received, the expense is averaging \$50 per month. The Board reviewed Ordinance #1-2013, which was adopted in March of 2013 establishing the regulations for the assessment of streetlight taxes for those residing within the Steel Ridge Development.

2021 MEETING DATES: The Board approved the following meetings dates for 2021: January 4th, February 9th, March 9th, April 13th, May 11th, June 8th, July 13th, August 19th, September 14th, October 12th, November 9th and December 14th.

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

Custom Home Group: Motion made by Mr. Reimold, seconded by Ms. Wood and carried authorizing the release of escrow funding being held on the stormwater project at 267 Green Lane.

Donald Osborne: Mr. Reimold motioned the release of escrow funding being held on the Clendenin Road stormwater and site improvements. Mr. Brenneman seconded the motion, which carried.

Vanderhoef Builders: Motion made by Ms. Wood, seconded by Mr. Reimold and carried authorizing the release of escrow funding held for the stormwater project at 82 Little Britain Road.

Charles Grinestaff: Mr. Coates motioned the release of \$5,100.00 of the escrow funding being held on the Kirks Mill Road project, while retaining \$1,500.00 until the project is completed. The motion was seconded by Mr. Brenneman and carried.

TRAINING/SEMINARS: Upcoming training and seminars were reviewed. The Board authorized the Roadmaster and Secretary/Treasurer to attend the County Convention on November 4th.

BUDGET WORKSHOP: It was noted a budget workshop would be held following this meeting.

ADJOURNMENT: At 10:21 p.m., a motion was made by Ms. Wood to adjourn the meeting. The motion was seconded by Mr. Reimold and carried.

Respectfully Submitted,

Margaret D. DeCarolis
Secretary/Treasurer