

LITTLE BRITAIN TOWNSHIP
APRIL 9, 2024

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, April 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.

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| PRESENT: Richard Brenneman | Abner Beiler | Rick Prettyman |
| Clark Coates | Daniel S. Beiler | Dan Risk |
| Mervin Beiler | John F. Beiler | Christine Sheldon |
| David Martin | Courtney Lockhart | Isaac Stoltzfus |
| Wayne Reynolds | George Osborn | Jonathan Stoltzfus |
| Christine Jackson | Marcella Peyre-Ferry | Amos Zook |
| Margaret DeCarolis | | |

MINUTES: Motion made by Mr. Beiler, seconded by Mr. Coates and carried to adopt the minutes of the March 12th meeting as printed.

SANITATION: It was reported that Mr. Prettyman had no collections in sanitation fees or well permits during the month of March.

ZONING: Zoning Officer, Christine Jackson reported issuing 17 zoning, 3 occupancy, 1 driveway and 2 demolition permits during the month of March along with the acceptance of 2 Zoning Hearing Applications. Ms. Jackson also advised the Board on the following:

- Zoning Hearing Application of Robbie Stuart of 170 Nottingham Road requesting a special exception for the expansion or alteration of an existing non-conforming use and/or a variance to construct a residential accessory structure within the C-2 Commercial Industrial District. Mr. Stuarts built a pole barn for residential storage to replace a barn that was removed. The structure was built prior to obtaining zoning permits and upon review of the application, it was determined a zoning hearing would be required for the expansion of a non-conformity. Following a discussion on the application, a motion was made by Mr. Beiler, seconded by Mr. Reynolds and carried to recommend approval of the application as presented. Mr. Coates opposed the motion.
- Zoning Hearing Application of John and Teresa Petro who own the 2.2-acre property located at 256 Nottingham Road. They are requesting a variance authorizing the 1 residential housing unit, 2 apartment rental units and a commercial use to remain that were on the property when purchased. The property was purchased as a business rental, and they were assured at the time of purchase that all units were legally obtained and authorized. Following a review of the application, Mr. Coates motioned the application be denied as this presented an overuse of the property. Mr. Brenneman seconded the motion, which carried. Mr. Beiler opposed the motion.
- During a deposition on the Always Helpful Veterinary Practices zoning violation, she was informed that Little Britain Township was listed as a participating municipality of

the September 2022 Southern Lancaster County Comprehensive Plan. Documentation from the plan was presented to support this claim. Ms. Jackson advised that the Township had notified the County that the Township did not wish to participate in this plan and never adopted said plan. Following a discussion on the matter, a motion was made by Mr. Beiler, seconded by Martin and carried authorizing the solicitor to reach out to the County to clarify that Little Britain is not part of the joint comprehensive and should not be deceptively listed otherwise.

- Changes proposed for the well permitting process by Sewage Enforcement Officer, Rick Prettyman. He is proposing a price increase from \$75 to \$150 to cover 2 site visits and the paperwork required for this process. He is also recommending a second signature on the permit itself verifying the well is permitted for use. Upon completion of a discussion, Mr. Beiler motioned the price increase and second signature recommendation be approved. Mr. Coates seconded the motion, which carried.

TAXES: It was reported that Tax Collector, Agnes Reeder submitted \$18,453.55 in Real Estate tax, \$6.40 in Interim tax and \$470.34 in street light tax collections during the month of March.

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

- Hauled and stockpiled stone.
- Checked on the park.
- Checked roads.
- Removed tree after hours.
- Worked on equipment.
- Removed trees and cleaned up after high winds.
- Measured roads for seal coating.
- Patched concrete pad on porch.
- Measured roads for skin patching.
- Cleaned side gutters.
- Picked up trash.
- Blew leaves at the park.
- Picked up sticks at the park.

Mr. Beiler advised that he had been notified that the condition of Scott and Fairmount Roads were getting bad. Mr. Risk advised he was aware of the situation and both roads were on the list of roads he hoped to work on this year. He also noted that Noble Road, which is a state road, was also in need of work.

PAYMENT OF BILLS: Motion made by Mr. Coates, seconded by Mr. Reynolds and carried to authorize the payment of General Fund checks 13357 through 13381 in the amount of \$29,338.55. Mr. Martin motioned that ARP check 1007 in the amount of \$33,480.00 be authorized for payment. Mr. Brenneman seconded the motion, which carried.

PUBLIC PARTICIPATION: Resident, George Osborn advised that the state was attempting to collect an additional \$5.00 on his vehicle registration due to his Chester County zip code. Resident, John Beiler requested information on what the Board would like to see in the proposed ordinance update to accommodate reefer trucks. Supervisor Beiler advised the proposed

ordinance establish specific guidelines and time frames the produce farmers are willing to adhere to and suggested some items to consider should include that the units must be inspected and road worthy. He further noted that he did not believe the Board would be willing to exceed a 5-year time frame on their use as a temporary structure. Jonathon Stoltzfus advised the Board that he disagrees with the holding tank mandate for produce wastewater. He was advised that the regulations being enforced are from the Department of Environmental Protection (DEP) and the township has no ability to change the regulations. It was noted that the water could not be run through the homes septic system as it would overburden the system. Due to some questions that have arisen on this matter, the Township has requested a technical review of the matter from DEP and are awaiting their response. Supervisor Beiler indicated his belief that the township should have some flexibility when enforcing DEP regulations. Mr. Martin advised that DEP does not allow any variation of regulations and mandate reports on a continuous basis to ensure regulations are adhered to. He further stated that involving DEP may create more restrictions and regulations than those currently being enforced. Mr. Stoltzfus presented numerous scenarios pertaining to farming practices that were not applicable to the discussion at hand and advised that until a response is received from DEP that the regulations would continue to be enforced as they have been. Mr. Stoltzfus requested a waiver from the Board to allow him to continue with his project without the installation of the holding tank. Ms. Jackson advised the Board cannot issue such a waiver but that he may install his stormwater features, well and driveway if he wishes to continue work on his project. Ms. Jackson further stated that if Mr. Stoltzfus and the property owner were willing to sign the holding tank agreement that she would be willing to hold the document until a response is received from DEP prior to have it filed with the County but only if both himself and the property owner agreed to adhere to all regulations from DEP once received.

PLANNING COMMISSION: Motion made by Mr. Coates, seconded by Mr. Martin and carried to adopt the minutes of the March 26th Township Planning Commission meetings as printed.

2024 MATERIAL BIDS: Roadmaster, Mr. Risk advised the Board of the bids received and made the following recommendations for the awarding of materials: 2A-Limestone to New Enterprise and all other stone to H & K, Bituminous Material to Allan Myers, Road Oil and Seal Coat to Asphalt Industries and Equipment Rental to Long's Asphalt. Following a review of the information presented a motion was made by Mr. Coates, seconded by Mr. Beiler and carried to award the bids as described above.

SEPTIC MAINTENANCE EXCEPTION REQUEST: The Board was advised of a request received from Tom Smith of 107 Brown Road requesting an exception to the sewage maintenance ordinance to allow him to have cleaning and inspection services performed every 5 years. It was noted that he resides in a 3-bedroom home by himself, and FINS recommended service every 5 years during his last service in May 2023. A motion was made by Mr. Reynolds, seconded by Mr. Martin and carried to authorize the extension request for Mr. Smith as presented.

REFUND REQUEST: The Board was advised that due to a keying error at the County the township received an overpayment on a real estate transfer payment of \$360.00. The County is requesting a refund of this overpayment. A motion was made by Mr. Beiler to authorize the

refund request as presented. Mr. Brenneman seconded the motion, which carried. Mr. Martin abstained from voting.

RELEASE OF ESCROW: The Board reviewed the comments provided by Township Engineer, Ed Fisher pertaining to the release of escrow on the following plans:

Reuben King: Motion made by Mr. Coates, seconded by Mr. Martin and carried authorizing the release of escrow funding held on the Robert Fulton Highway Road project.

Taylor Ecenrode: Mr. Martin motioned that the escrow funding being held on the Nottingham Road project be released. Mr. Brenneman seconded the motion, which carried.

TRAINING/SEMINARS: Upcoming training and seminars were reviewed. The Board was advised that a yearly fee is paid to PSATS which allows township personnel to attend webinars at their convenience. Should anyone be interested in viewing an online seminar, please contact the Secretary/Treasurer to register.

ADJOURNMENT: At 9:19 p.m., being no further business, a motion was made by Mr. Beiler, seconded by Mr. Coates and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis
Secretary/Treasurer