

**LITTLE BRITAIN TOWNSHIP**  
**MARCH 12, 2019**

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, March 12<sup>th</sup>, 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.

<b>PRESENT:</b> Jerry Emling	George Osborn
Clark Coates	Dan Risk
Richard Brenneman	Carl Smucker
Shawn Reimold	
Pat Wood	
Christine Jackson	
Margaret DeCarolis	

**MINUTES:** Motion made by Ms. Wood, seconded by Mr. Reimold and carried to adopt the minutes of the February 12<sup>th</sup> Board of Supervisors meeting as printed.

**SANITATION:** It was reported that Mr. Stoner had no collections in sanitation fees or for well permits issued during February.

**ZONING:** Zoning Officer, Christine Jackson reported issuing 3 zoning, 2 occupancy and 2 driveway permits during February along with the acceptance of 1 Zoning Hearing Application. Ms. Jackson also advised the Board of the following:

- Zoning Hearing Application of Abner Stoltzfus of 57 Griest Road requesting a special exception of section 431 of the zoning ordinance to allow him to exceed the 5,000 square feet of greenhouses allowed on a property. His current greenhouses account for 3,488 of the square footage allowed and he desires to construct an additional 20 foot by 300 foot greenhouse for the production of crops. Ms. Jackson advised all structures would remain well within the setback specifications. Following the complete review of the application, it was noted by the Board without comment.
- Response to the law firm of Gibbel Kraybill & Hess drafted by Ms. Jackson and solicitor Ms. Mongiovi pertaining to their request for a determination on the property located at 376 Nottingham Road. The Board was advised of information from Ms. Mongiovi regarding religious freedoms. She noted that the response letter would be mailed on March 13<sup>th</sup> unless the Board had any objections. It was further noted that there are non-Amish parties interested in purchasing this property, however they are unable/unwilling to meet the price being requested by Weaverland Mennonite School.
- Information received from the Lancaster County Conservation District pertaining to Chapter 102/105 activities within the Township during 2018.
- Payment received from Mr. Griest in the amount of \$1,000.00 toward his fines.
- Payment accepted from Mr. Icenhour of half his regular monthly payment toward his fine due to a temporary financial setback. He will resume with regular monthly payments in April.

- Illegal doubling of dwelling by John and Naomi Stoltfoos of 152 Fern Crest Road in violation of the zoning ordinance. The Stoltfoos' had been informed on several occasions that they were unable to double the house as they had no building rights left on the property. A zoning violation notice was sent on February 27<sup>th</sup> upon being made aware of the situation giving them 30 days to rectify the matter. Sewage Enforcement Officer, Mr. Stoner sent a violation notice on February 28<sup>th</sup> advising they had until March 11<sup>th</sup> to remove the 2<sup>nd</sup> kitchen and return the home to a single family dwelling. Mr. Stoner and Ms. Jackson inspected the property on March 11<sup>th</sup> and confirmed the 2<sup>nd</sup> kitchen was removed at the time of their visit. Mr. Stoner clearly and firmly advised Mr. Stoltfoos that should the kitchen be re-installed that he would immediately file a violation with the District Justice requesting a fine of \$2,500.00 per day. He was also advised that due to the repeated violations on the property, that both Ms. Jackson and himself would be performing drop-in inspections going forward. Ms. Jackson advised that Mr. Stoltfoos was considering reversing the subdivision performed in 2003. This subdivision used the only building right the property was entitled to. Ms. Jackson informed Mr. Stoltfoos that reversing the subdivision would not return the right, unless dwelling unit built upon the lot was torn down. Mr. Stoltfoos further advised he was trying to purchase a building right from another property. Ms. Jackson explained the property would need to be an adjoining property because the Township does not allow transfer of development rights.

**TAXES:** It was reported that the Tax Collector, Agnes Reeder reported collecting \$236.55 in real estate taxes for the month of February.

**ROADS:** Roadmaster, Dan Risk reported on the following February road crew activities.

- Emptied trucks and cleaned equipment following snow.
- Reviewed driveway permit sites.
- Hauled stone and filled in potholes on dirt roads.
- Pre-treated roads for snow.
- Plowed and treated roads.
- Removed tree on Blue Gill Road.
- Checked roads for ice.
- Placed stone on the dirt section of Black Road.
- Worked on dirt roads.
- Patched potholes.
- Pre-treated roads for snow and monitored road conditions.
- Checked roads for wind damage.
- Removed tree from Brown Road.
- Removed tree from Fulton Inn Road after hours.
- Graded dirt roads.
- Pre-treated and plowed roads.

Mr. Emling stated he was pleased with the road conditions during the recent snow storms. Mr. Risk advised that he had applied for grant funding through the Dirt and Gravel Road program for improvements on Black Road, but was denied as the Conversation District prefers projects located on streams or creeks. Mr. Emling questioned if funding through this program had ever

been requested on Fulton Britain Road. Mr. Risk indicated he was unaware of any grants being submitted for this road but believed that due to the pipe being in the creek bed that it did not function properly and he intends to install end walls to stabilize the roadway and prevent wash out.

**PAYMENT OF BILLS:** Motion made by Ms. Wood, seconded by Mr. Brenneman and carried authorizing the payment of General Fund checks 11276 through 11305 in the amount of \$27,165.72. Motion made by Mr. Coates, seconded by Mr. Reimold and carried authorizing the payment of State Fund checks 2011 through 2012 in the amount of \$7,647.62.

**PUBLIC PARTICIPATION:** Resident, George Osborn stated he did not believe the Zoning Hearing Board should be allowing animals in zoning districts that were not designed for them. He indicated his concern over the Board establishing a precedence in allowing them in some areas and not in others. Ms. Jackson advised that area discussed earlier on Nottingham Road is zoned R-2, Village Residential as it is meant for high density housing in the future. Mr. Osborn then requested an update on the Helm matter and questioned why they were being allowed to hold events in their garage when the approval received from the Zoning Hearing Board was for these events to take place within their event venue once constructed. Ms. Jackson advised that the Helm's have been sent a violation notice advising them they are in violation of the Zoning Hearing Board decision rendered. She noted the Helm's were under the impression the approval from the Zoning Hearing authorized them to have the tasting room and event venue on the property, not specifically limiting them to operating inside the proposed building. She has been advised by the Helm's that they will appeal her zoning decision. That matter should come before the Zoning Hearing Board in May. She noted that once the appeal has been filed, all prosecution on the matter is stayed pending the decision of the Zoning Hearing Board. She further noted that she has spoken with the attorney pertaining to the events that are taking place and scheduled on the property and was advised that due to people having to pre-purchase their tickets prior to an event it was meeting the definition of an event venue. If it was a drop in, open door situation for the gatherings, it would be considered a recreational facility versus an event venue. Ms. Wood stated that based on photos posted on social media that it appears there are more people attending events than approval was given for and what the Board had been advised by Mr. Helm would be attending. Ms. Jackson said that should the Zoning Hearing Board grant the Helm's appeal on the events currently taking place that the Helm's would have to comply with the stipulations approved for capacity, which was 20 people for events at the winery and 250 people at the event venue. Mr. Reimold stated his concern that although the Board has worked with the Helm's to ensure they are granted the approvals they are seeking that the Helm's are violating the regulations. He believes this could establish a negative precedence. Mr. Emling stated that the law was created to assist farmers in making ends meet and that without further restrictions placed on the law that it will be abused. Ms. Jackson advised the Board that they are able to file an appeal through the courts on any decisions of the Zoning Hearing Board they are dissatisfied with.

**TOWNSHIP PLANNING COMMISSION:** Motion made by Mr. Coates, seconded by Mr. Reimold and carried adopting the minutes of the February 26<sup>th</sup> Township Planning Commission meetings as printed.

**Paul Satterfield:** Ms. Jackson, Zoning Officer presented the lot add-on plan advising that

21 acres of the property is zoned A-1 with the remaining acres zoned Commercial. Following a review of the plan, Ms. Jackson requested authorization for the signing of the mylars. Motion was made by Ms. Wood, seconded by Mr. Brenneman and carried authorizing the signing of the mylars.

**STORM WATER PLAN:** Ms. Jackson, Zoning Officer presented the stormwater plan for the Mary Crawford project on Camp Road. They are planning to construct a large addition onto their home. Mr. Emling questioned if the Crawford's were planning to upgrade the pipe that runs across Camp Road as he is concerned the pipe will clog and cause problems to the pipes down the road leading to the bridge. Roadmaster, Mr. Risk indicated he did not think so but that he would review the situation further. Ms. Jackson indicated she would also advise Township Engineer, Mr. Fisher of the concern prior to his review of the plan. Following a review of the plan, a motion was made by Ms. Wood, seconded by Mr. Brenneman and carried to acknowledge receipt of the plan.

**SECURITY SYSTEM:** Rob Mayes of Llomar Alarm Company was present to discuss the security system his company has provided proposals to install at the Park and Municipal Building. Mr. Mayes was advised of the Boards concern over having equipment installed at the Park due to previous problems with vandalism that included destroying the security system installed. Mr. Mayes indicated there were several options for encasing the camera systems to prevent vandalism. He believes the system can be encased in a locked boxed in the ceiling rafters of the storage area, but noted that should the system be destroyed the video footage from the system could be lost. He also noted that all equipment will automatically be updated with any system upgrades. He noted that the system proposed for the Park can accommodate up to 8 cameras and the system for the municipal building could accommodate up to 16 cameras should the Board wish to add additional cameras down the road. A discussion was held pertaining to the placement of the cameras at both locations. Mr. Reimold indicated his belief that footage should be obtained at the front of the municipal from both the front and back to ensure video can be obtained of all persons entering the building in case a person leaves through an exit other than the front door. Ms. Wood questioned if the proposed equipment is temperature sensitive due to its proposed placement at the Park. Mr. Mayes said he did not believe so but noted that he had added an additional year of warranty on all equipment. Following a discussion on the matter, a motion was made Ms. Wood, seconded by Mr. Reimold and carried authorizing the purchase and installation of the security systems as proposed at the Park for \$1,450.00 and the municipal building for \$3,475.00.

**RESOLUTION #3-19: Material Bids Advertisement** – Motion made by Mr. Reimold, seconded by Mr. Coates and carried authorizing the advertisement for material bids for 2019.

**RECYCLING:** The Board was advised that Peg Donahoe who had been serving as the recycling coordinator has moved out of the Township. Prior to her departure she contacted the recycling volunteers requesting someone to step up to replace her as coordinator. As of now, no one is willing to accept the coordinator position. Ms. Wood questioned if Fulton Township had someone present on recycling Saturdays and was advised that they have surveillance cameras on but that they are experiencing problems with non-recyclable items being placed in the recycling dumpster. Mr. Reimold suggested the volunteer opportunity be noted on the website and included in the next newsletter. Following a discussion on the matter, the Board indicated the program would be discontinued if a coordinator is not found.

**LANCASTER COUNTY DRUG TASK FORCE:** Following a brief discussion of the work performed by the Lancaster County Drug Task Force and the importance of the work continuing, Mr. Coates motioned the Board maintain its \$1,000.00 a year contribution. Mr. Brenneman seconded the motion, which carried.

**AUDIT REPORT:** Secretary/Treasurer, Ms. DeCarolis presented the Board with the audit report for 2018 completed by Trout, Ebersole & Groff. A full copy of the report along with comments submitted by the firm is on file in the Secretary's office. She noted the auditing firm provided information on cyber security for review and indicated the accounting firm would be looking at this more closely next year. The Board was advised that Mr. Rush of PNTR Services indicated in the past that the Township had adequate protection for its system based on the business formats being used. The Board was also advised that coverage for cyber liability is part of our insurance through PIRMA. Ms. Wood questioned if Mr. Rush could provide a letter for the Township to keep on file indicating that adequate safeguards are in place. Ms. DeCarolis will follow up to request a letter. The Board was also advised of a note pertaining to the amount of funding at custodial credit risk due to the limit of FDIC insurance on deposits at each financial institution. The Board was advised that it may wish to consider placing some funds into another financial institution to reduce this risk but informed that in doing so it would then incur monthly banking fees.

**RELEASE OF ESCROW:** Following a review of comments provided by Township Engineer, Mr. Fisher a motion was made by Ms. Wood to release the remaining escrow funding being held on the Christ Fisher project on Lloyds Road. Mr. Reimold seconded the motion, which carried.

**SUPERVISOR COMPENSATION:** Mr. Emling indicated his belief that the compensation for Supervisors should be increased from \$50.00 to \$100.00 per meeting. He noted that the current per meeting rate has been in effect for over 25 years. He further noted that any change in the supervisor's compensation would not be effective until a person is reelected to office. Following a brief discussion Mr. Emling motioned the compensation for Supervisors be increased from \$50.00 to meeting to \$100.00. The motion was seconded by Ms. Wood and carried.

**TRAINING/SEMINARS:** Upcoming training and seminars were reviewed.

**ADJOURNMENT:** At 8:33 p.m. being no further business, motion was made by Ms. Wood, seconded by Mr. Brenneman and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis  
Secretary/Treasurer