

LITTLE BRITAIN TOWNSHIP
September 11, 2018

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, September 11th, 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	Richard Black	Marcella Peyre-Ferry
Clark Coates	Jim Bullitt	Dan Risk
Richard Brenneman	Sue Bullitt	Matt Young
Shawn Reimold	Kenny Helm	Denise Zorn
Pat Wood	George Osborn	Mike Zorn
Christine Jackson		
Margaret DeCarolis		

MINUTES: Motion made by Ms. Wood, seconded by Mr. Reimold and carried to adopt the minutes of the August 14th meeting as printed.

SANITATION: It was reported that Mr. Stoner submitted \$900.00 in Sanitation fees and collected \$50.00 for well permits issued in August.

ZONING: Zoning Officer, Christine Jackson reported issuing 7 zoning, 12 occupancy, 3 driveway and 2 demolition permits during August along with the acceptance of 6 Zoning Hearing Application. Ms. Jackson also informed the Board of the following:

Supervisor, Clark Coates entered the meeting at 7:06 p.m.

- Zoning Hearing Application of Wilmer R. Black, executor of the Kathryn Black Estate of 108 Little Britain Church Road is requesting a variance of section 200.7 of the zoning ordinance to allow for the subdivision of a 13 acre parcel of land along Fulton Inn Road. The 60.3 acre property was thought to belong completely to Fulton Township per the County Tax Map, as well as, all taxes were paid to Fulton Township. Per Fulton Township Zoning a 13 acre piece of property was allowed to be subdivided from the tract as the applicant desires. When the planning process begun it was discovered that a portion of the farm crossed the municipal line into Little Britain Township where zoning prohibits tracts of this size. The primary purpose of the subdivision is to allow the family to maintain a portion of the ground that their family has owned for years giving them an area for hunting, collecting firewood and recreation when the remainder of the tract is sold to Red Knob Farm. The family is willing to stipulate that no further subdivision rights remain and to sign a non-building waiver to ensure nothing could be constructed on it in the future without Township approval. Following a discussion on the application, a motion was made by Mr. Reimold, seconded by Ms. Wood and carried to recommend approval of this application to the Zoning Hearing Board. It was also noted that the property will be remapped at the County level to correct the boundary lines and tax status of the property.

- Zoning Hearing Application of Elam Fisher requesting a variance of section 200.9 to allow an accessory building to be constructed within the 50' right-of-way line and a special exception of 200.4 to construct a greenhouse exceeding 5,000 sq. ft on the property of Henry Yoder located at 451 Balance Meeting Road. Mr. Fisher is proposing to construct a 32' x 200' high tunnel within 20' from the center of the road. Following a review of the application, the Board agreed that based on the size of the property that other sites that would comply with the setbacks established could be utilized. Therefore, they did not believe the applicant demonstrated a legal hardship which is required for approval of a variance. Ms. Wood motioned the Board recommend the denial of the setback request to the Zoning Hearing Board. The motion was seconded by Mr. Reimold and carried. The Board had no objection to the special exception request.
- Zoning Hearing Application of Aaron E. Stoltzfus requesting a variance of section 446.5 of the zoning ordinance to allow the fencing of the play area on an Amish school to be within 25' of the property lines. It was noted that the applicant was unaware of the limited space for fencing around the play area during his previous hearing. One of the adjoining properties is also owned by Mr. Stoltzfus and the other is owned by Mr. Vanderhoff. Following a discussion of the application, Mr. Brenneman motioned that the Board recommend the 25' setback against the Vanderhoff property be maintained while allowing Mr. Stoltzfus to encroach as needed on his personal adjoining property line. Mr. Reimold seconded the motion, which carried.
- Zoning Hearing Application of Christopher J. Sander requesting a special exception of section 503 of the zoning ordinance to expand a non-conforming structure on his property located at 235 Sleepy Hollow Road. The home on the property was structurally comprised and demolished. The owners wish to rebuild expanding the home by less than 50% of the current square footage during the remodeling process. They are requesting to add a second story to the front porch and back room of the home while remaining within the existing footprint. Following a review of the application, a motion was made by Mr. Reimold, seconded by Mr. Brenneman and carried to support the approval of this application.
- Zoning Hearing Application of Christ E. Fisher of 102 Lloyds Road requesting a variance of section 201.7 of the zoning ordinance to place an accessory building within 65' of the right-of-way line and a special exception of section 201.3 for the construction of a greenhouse exceeding 5,000 sq. ft. Mr. Emling noted that water runoff problems previously existed on this property. While they have been corrected, he strongly recommended that the Zoning Hearing Board ensure stormwater management issues are addressed should the application be approved.
- Zoning Hearing Application of Stephen K. Stoltzfus requesting a special exception of sections 200.4 and 606.4 of the zoning ordinance to place a greenhouse exceeding 5,000 sq ft on the property of Lydia Fisher located at 1041 Ashville Road and to have 2 years to complete the project. The Board reviewed and the application and noted it without comment.

TAXES: It was reported that Tax Collector, Agnes Reeder collected \$301.17 in Real Estate tax during the month of August.

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

- Mowed road banks.
- Boom mowed trees.

- Cleaned and checked Park.
- Worked on and greased equipment.
- Mowed Township property.
- Re-graded dirt roads.
- Cleaned inlet boxes.
- Patched pot holes.
- Sprayed weeds throughout the Township on road right-of-ways.
- Filled in side gutters on Brown Road.
- Checked roads following storms.
- Assembled playground equipment.
- Hauled stone to the Municipal building.
- Miscellaneous grading at Park.
- Re-graded Springhill Road.

Mr. Brenneman indicated he was pleased with the finished bridge project on Kirks Mill Road. Ms. Wood questioned if the new playground equipment was ready for installation and was advised that Mr. Risk is working on obtaining the missing rails for the see-saw. Ms. Wood also advised that the edge of the road on Friends Road near Balance Meeting Road is badly washing out and could use some attention. Mr. Risk advised that section of Friends Road was located within Fulton Township but that he would convey her concerns to their Roadmaster.

PAYMENT OF BILLS: Motion made by Mr. Reimold, seconded by Ms. Wood and carried authorizing the payment of General Fund checks 11043 through 11074 in the amount of \$42,968.62. Motion made by Mr. Coates, seconded by Mr. Reimold and carried authorizing the payment of General Fund check 11075 in the amount of \$140.00. Ms. Wood abstained from voting.

PUBLIC PARTICIPATION: Resident, Mrs. Zorn of Howard Lane questioned if there were any brake retardant restrictions on large trucks within the Township. She indicated that trucks are using them at all hours of the day and night on Green Lane, Nottingham Road and Little Britain Road. Mr. Emling advised that Green Lane is a Township Road but that Nottingham and Little Britain Roads are state owned and any restrictions placed on them would have to be authorized through the State. It was noted that Pine View Trucking is heavy using Green Lane. Mr. Emling indicated the Board would research the available options on this matter to determine what they can do. Mr. Reimold noted that the use of truck brakes in his area is problematic as well.

EXECUTIVE SESSION: Mr. Emling called for an executive session at 7:40 p.m. to discuss a legal issue. The meeting was reconvened at 8:00 p.m.

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

Kenny and Deborah Helm: Ms. Jackson, Zoning Officer advised that the Helm's are requesting a land development waiver. She indicated they would still need to comply with stormwater regulations for the construction of the event venue on their property. It was noted that Township Engineer, Ed Fisher has reviewed the waiver request and

indicated he did not have an issue with the request if the Helm's were willing to stipulate to certain terms and/or conditions pertaining to the event venue. Ms. Jackson provided Mr. Helm a copy of the correspondences from the Engineer for his review. Following a discussion on the matter, Ms. Wood motioned that the matter be tabled until the October meeting to allow the Board time to thoroughly review the information drafted by Mr. Fisher. Mr. Coates seconded the motion, which carried.

STORMWATER PLAN: Zoning Officer, Ms. Jackson advised the Board of the stormwater plan received on the Thomas Cepis project on Schoolhouse Road and provided a brief overview of the plan. Following a brief discussion of the plan, a motion was made by Ms. Wood, seconded by Mr. Brenneman and carried to acknowledge receipt of the plan.

QUARRYVILLE LIBRARY: Megan Bollinger, a member of the Quarryville Library Board of Trustees presented the Board with information pertaining to funding and activities occurring at the Library. She noted that a lot of building maintenance has taken place during the year and more will be needed within the next 5 to 10 years. Ms. Bollinger indicated the Library had a new director and indicated libraries are now more of a "community hub" due to the number of services they provide. She noted that only 36% of the library budget is obtained through Federal, State, County or Local funding. The remaining 64% is comprised of fundraising events and patron donations. She indicated any increase in donations would be greatly appreciated.

PARK OPENING/CLOSING: Ms. Wood indicated that Park Board member; Bill Welch continues to close the park on a daily basis and opens it on holidays and weekends. She noted that in addition to his opening/closing of the park that he also ensures the cleanliness of the restrooms and at times has performed plumbing services when needed. Mr. Welch often makes several trips to the Park in the evening if people are still engaged in activities when he arrives to close the gate. Ms. Wood noted that based on those factors, she would like to see his compensation increased from the current \$50.00 he receives each month. Following on a discussion on the matter, a motion was made by Mr. Reimold to increase the compensation for this position to \$100.00 a month. Ms. Wood seconded the motion, which carried.

PEST CONTROL: The Board was advised that based on the need to have a hornet's nest removed near a bus stop that was approximately 30' in the air, which our regular exterminator, Terminix was unable to remove the Township contacted Bugs No More. Following that service the company provided an estimate for pest control services at the municipal building as well. The monthly estimate received was \$75.00 versus the current monthly rate of \$82.00 we are being charged. The owner of the company, Don Whitesel comes highly recommended by several Little Britain and adjoining municipal residents. Upon confirming the Township was not under contract with Terminix, a motion was made by Mr. Reimold, seconded by Mr. Brenneman and carried to switch providers to Bugs No More.

RECYCLING: The Board was advised that recycling coordinator, Peg Donahoe has requested that a sign be made to place near the recycling dumpster stating only recyclables are to be disposed of in the dumpster as regular trash has been thrown in with recyclables. The Board indicated they were fine with the request and that Mr. Risk could prepare such a sign.

RESOLUTION #7-18: Motion made by Mr. Coates, seconded by Mr. Brenneman and carried adopting Resolution #7-18 to accurately reflect the current fee schedule.

2019 MEETING DATES: The Board approved the following dates for meetings in 2019: January 7th, February 12th, March 12th, April 9th, May 14th, June 11th, July 9th, August 13th, September 10th, October 8th, November 12th and December 10th.

HEALTH INSURANCE COVERAGE: The Board was advised that based on information received from Capital Blue Cross that rates for health insurance upon its renewal on December 1st will increase 16.7% if the Township maintains its current coverage. A comparable plan through Highmark Blue Shield (PPO \$1000A) could be obtained at a rate increase of 9%. Additional information on other health plans and providers was provided for review. The Board will review the information provided and discuss further at the October meeting.

RELEASE OF ESCROW: The following actions were taken following a review of Engineer, Ed Fisher's comments on the release of escrow requests made.

John G. Fisher: Motion made by Ms. Wood, seconded by Mr. Brenneman and carried authorizing the release of escrow funding being held on the Black Road project.

Custom Home Group: Mr. Coates motioned that the escrow funding being held on the Zorn project located on Howard Lane be released. Mr. Reimold seconded the motion, which carried.

Lancaster Home Builders: Motion made Mr. Coates, seconded by Mr. Reimold and carried authorizing the release of escrow funds being held on the Wallace project located on Ashville Road.

Darlene Colletti: Ms. Wood motioned the release of escrow funds being held on the Kinseyville Road project. The motion was seconded by Mr. Brenneman and carried.

TRAINING/SEMINARS: Upcoming training and seminars were reviewed. Mr. Risk and possibly Mr. Reimold will attend the County Convention on November 5th. Motion made by Ms. Wood, seconded by Mr. Brenneman and carried authorizing the Secretary/Treasurer to attend the PSATS Human Resources and Labor Management Institute class on September 27th.

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

ADJOURNMENT: At 8:40 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