

London Britain Township Board of Supervisors Meeting

August 16, 2016 approved 9/12/16

Flint Hill Farms Distillery Conditional Use Hearing Continued from July 14, 2016

David Owens, Chairman of the Board of Supervisors opened the hearing at 7:00 PM. In attendance were Supervisors Aileen Parrish and Glenn Frederick, Zoning Officer Dave Gargula, Township Engineer Pat Walsh, Township Attorney Tom Oeste, Planning Commission Members Stephanie Town and Chris Whetham, Township Treasurer Nette Stejskal, Flint Hill Farms Distillery Inc (applicant) representatives and attorney, a court reporter and several residents.

The applicant applied for a Conditional Use approval for an Accessory Distillery as described in Article IV, Section 402.C paragraph 10. The proposed use location is TP# 73-3-52 located at 1626 Flint Hill Rd, Landenberg, PA. The property is approximately 13 acres.

Township Attorney Oeste recapped that this hearing is reconvened from the hearing on July 14, 2016 where testimony from the applicant was heard. Between July 14 and today, the applicant made a presentation to the township's Planning Commission and the Township is in receipt of a letter from the Planning Commission dated August 9, 2016, and is admitted as Exhibit B-7.

Testimony started with a statement by Kerry R. Beck, 1621 Flint Hill Road, Landenberg, PA 19350. Ms. Beck read her statement in support of the applicant and the document was admitted as Exhibit B-8.

Testimony was heard from Tom Schrier, Hillcrest Associates and Flint Hill Distillery LLC partner Rick Kokoska as questioned by applicant's attorney Michael Gill.

Questions for Tom Schrier by applicant's attorney, Township Attorney, and Township Board of Supervisors centered around a revised plan identified as Exhibit A-13. Topics covered were:

- Minimum property to be used as crops are identified as 4.58 acres with additional tillable property or property to be preserved in its natural conditions of 2.35 acres.
- Access to property and site distances on Flint Hill Road.
- No access from Indiantown Road other than agricultural equipment.
- Overflow parking, permanent parking, and handicap space providing a total of 34 parking spaces.
- Existing septic area is delineated on the plan.
- Existing well is located in the house. The location of the new well is to be delineated on the Land Development Plan.
- Storm water management.
- Site lighting.
- Hazardous waste, sanitary effluent and industrial effluent.

- Outdoor seating area of approximately 2000 sqft.
- Size of driveways
- Definition of "premises".
- ADA compliance
- Well water not to be exported
- Liability Insurance and naming Township as additional insured
- Parking for special events
- Water usage
- Minors on property and in the facilities

Topics covered with Rick Kokoska were:

- Insurance with Township as additional insured
- Compliance with Zoning Ordinance Section 502.B Loading Hours, Noise Levels, etc.
- Lighting Plan
- Someone living on the property presently and in future
- Pond to be used for pressurized sprinklers in the barn and for a hydrant
- No one to park on Flint Hill Road

Russell McKinnon, 220 North Creek Road, Landenberg, PA 19350 read a statement from Denise and Bruce Trommelen, 119 Peach Tree, Landenberg, PA 19350 in support of the applicant.

Township Attorney Oeste stated that the Township would not be presenting evidence and suggested that the decision by the Township Board of Supervisors be made at their regularly scheduled meeting to be held on September 26, 2016.

Chairman Owens made a motion to close the hearing. Aileen Parrish seconded and the motion carried unanimously.