

LITTLE BRITAIN TOWNSHIP
PLANNING COMMISSION
MAY 27, 2025

The Planning Commission of Little Britain Township held its regular monthly meeting on Tuesday, May 27, 2025 at 7:30 p.m. at the Little Britain Township Municipal Building located at 323 Green Lane Quarryville, Pennsylvania. Prior notice was given.

The Planning Commission Chair, Matthew Young called the meeting to order at 7:32 p.m.

Members

Matthew Young, Chair
Phyllis Brubaker, Vice Chair
Clark Coates
Ron Criswell
Christy Krassenstein

Others

Christine Jackson, Zoning Officer
Jennifer Brown, Planning Commission Secretary
Craig Williams, Strausser/GLBA
Amos K. Zook
Carl & Fan Smucker
Abner Beiler

Absent

Elaine Craig
David Martin

Minutes

Motion made by Clark Coates seconded by Phyllis Brubaker and carried to accept the April 22, 2025 minutes as written.

Zoning Officer's Report

Ms. Jackson reported issuing eleven (11) zoning permits, two (2) zoning hearing applications, four (4) demolition permits, thirty (30) occupancy permits and one (1) zoning permit extension for the month of April.

Motion made by Clark Coates seconded by Christy Krassenstein and carried to accept the Zoning Officer's report as written.

Public Participation

None

Projects for Review

Henry M. Fisher-Subdivision & Lot Add-On

Motion made by Ron Criswell seconded by Clark Coates and carried to recommend plan approval with the following modifications:

Planning Module:

Component 4A - Municipal Planning Section C

Question Number 10 should be changed from Yes to NO

Question Number 16 should be changed from Yes to NO

Component 2 Planning Module Narrative

Second sentence, first paragraph reads, "The site is an existing 94.817 acre tract." The acreage is incorrect. Please change it to read 135.879. When reviewing this plan you need to be in the mindset that the lot add-on had to happen first, to gain rights to subdivide. So, when you add the parent tract lot 45 containing 94.817 acres, plus lot number 41 containing 19.578 and lot number 42 containing 21.484 you have a new parent tract acreage of 135.879 from which you are now cutting lot number 46 containing 28.331 acres.

Plan Review:

In the Title Block under Source of Title and Account No. - please add the acreage in () behind each lot for future reference. Once we combine these lots the account number will be retired and if we have to research in the future the acreage will assist in identifying the appropriate titles/properties.

Notes:

Number 17 and 19 should be combined to read. *"This plan proposes to disturb a maximum of 1.71 acres, and the lot owner is required to obtain an NPDES permit from PADEP prior to beginning construction as required by Title 25 Chapter 102."*

Number 26 please add acreage for lot 41 and 42 and correct the acreage on lot 45. It should read, *"Lot No.'s 41 (19.578 acres) and 42 (21.484) shall be joined in common with Lot No. 45 (94.817 acres) and made a part thereof. Total area for Lot 45 is 135.879 acres."*

Number 27 starting with the second sentence. Please add the acreage behind each lot number ...Lot No. 41 (19.578)Lot No. 42 (21.484 acres) and **REPLACE** All Lot No. 43 with **LOT 45 (94.817)** there is no Lot No. 43 involved with this plan.

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Please add the dimensions or square footage for each new structure to be built Lot No. 46. This information will be needed for permitting.

Lot Summary in bottom left corner (ON PAGES 2,3, & 4). **Please remove the 4th reference to Lot No. 45 without Lots 41, 42 & 46. - 66.486 acres. The property will never be 66.486 acres. Lot 45 started at 94.817 acres, then you added Lot 41 and Lot 42 bringing Lot 45 to a total of 135.879 acres. Then the subdivision of Lot 46 brought Lot 45 107.548 acres.**

Lot Summary in bottom left corner (ON PAGES 2,3, & 4). Please revise the 5th reference to read Lot No. 45 combined with Lot 41 and Lot 42, minus Lot 46 - 107.548 acres.

Lot Summary in bottom left corner (ON PAGES 2, 3, & 4). Please ADD a reference to the bottom of the listing to read Lot No. 46 - 28.331 acres.

John T. Petro-Lot Add-On

Motion made by Christy Krassenstein seconded by Phyllis Brubaker and carried to recommend plan approval contingent on: the comments of the Township engineer are addressed and the Zoning Hearing Board approval be added to the plan.

Marilyn Fuller-Request of Waiver of Plan Process for a Lot Add-On

The Planning Commission unanimously supports this request of waiver of plan process for a Lot Add-On.

Carl Smucker-Zoning Hearing Application for a Variance

Mr. Smucker is requesting a variance to operate a bed and breakfast that is not owner occupied. They do not want a full time Airbnb and are willing to accept limitation on the number of days rented.

Motion made by Clark Coates seconded by Matthew Young and carried to recommend denial of this application.

Henry K. Yoder Sr.-Zoning Hearing Application for a Special Exception

Mr. Yoder is requesting a special exception for section 430 of the Little Britain Township Zoning Ordinance. Mr. Yoder would like to build a 27'x27' and a 12'x10' greenhouse to grow plants.

Motion made by Clark Coates seconded by Christy Krassenstein and carried to recommend approval of this application.

Correspondence

George Waltz-letters dated April 23, 2025 & May 12, 2025-from Lancaster County Conservation District

Noted without comment.

George Waltz- review letter dated May 27, 2025-from Light Heigel & Associates, Inc

Noted without comment.

Enos S. Lapp, Jr.-letter dated April 18, 2025-from Corey Zimmerman DEP

Craig Williams explained that this is a check list for the planner for a double dwelling. A plan will eventually be submitted to the township.

Noted without comment.

Adjournment

Motion made by Christy Krassenstein seconded by Phyllis Brubaker and carried to adjourn at 9:07 p.m.

Respectfully Submitted,

Jennifer Brown. Recording Secretary