

LITTLE BRITAIN TOWNSHIP
PLANNING COMMISSION
JUNE 27, 2023

The Planning Commission of Little Britain Township held its regular monthly meeting on Tuesday, June 27, 2023 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 7:35 p.m.

Members

Matthew Young, Chair
Phyllis Brubaker, Vice Chair
Ron Criswell
David Martin
Christy Krassenstein

Others

Christine Jackson, Zoning Officer
Jennifer Brown, Planning Commission Secretary
Rich Visniski, RAV Associates
Tim Trostle, Strausser Surveying
George Osborn
John & Emma Stoltzfus
Benuel Stoltzfus
Melvin Stoltzfus
Martha Stoltzfus
Abner Stoltzfus
Daniel S. Beiler
Justin & Rachel Kreider
Enos Beiler

Absent

Elaine Craig

Minutes

Motion made by David Martin seconded by Christy Krassenstein and carried to accept the May 23, 2023 minutes as written.

Zoning Officer's Report

Ms. Jackson reported issuing sixteen (16) zoning permits, two (2) zoning hearing applications, three (3) demolition permits and five (5) occupancy permits for the month of April.

Ms. Jackson reported issuing sixteen (16) zoning permits, one (1) zoning hearing application, five (5) demolition permits and six (6) occupancy permits for the month of May.

Motion made by Clark Coates seconded by Phyllis Brubaker and carried to accept the Zoning Officer's reports as written.

Public Participation

None

Projects for Review

Karl Auker-Lot Add-On Plan

Motion made by Clark Coates seconded by David Martin and carried to recommend plan approval.

Justin Kreider-Sketch Plan Review #2

Motion made by Christy Krassenstein seconded by Ron Criswell and carried to recommend approval of the location of the lots.

James Sensenig-Zoning Hearing Application for a Special Exception & a Variance

Motion made by Clark Coates seconded by David Martin and carried to recommend approval of this application.

Stephen K. Stoltzfus/Lydia Fisher-Zoning Hearing Application for a Variance

Motion made by Clark Coates seconded by David Martin and carried to recommend to deny this application because it does not fit the intent of the AG district and is out of compliance with zoning.

Joseph S. King-Zoning Hearing Application for a Variance

Motion made by David Martin seconded by Clark Coates and carried to recommend this application because if it was a two story house there would be no issue and it is not intended for a business.

John B. Stoltzfus-Conditional Use Hearing Application

Motion made by Clark Coates seconded by David Martin and carried that this application does not fit the intent of the ordinance.

Solanco Regional Comprehensive Plan

Motion made by Phyllis Brubaker seconded by Ron Criswell and carried to add this item to the June 27, 2023 agenda for review.

Page 19

The Planning Commission recommends changing the Goal: to Future Land Use in Little Britain Township and changing “The Solanco Region” in goal statement to Little Britain Township.

Under the Objective Box- The Planning Commission recommends changing the wording to: Clearly reflect and promote future residential growth in designated growth areas in Little Britain Township.

1st box under Action-Planning Commission recommends to keep this section

2nd box under Action-Planning Commission recommends to keep this section but change the Time Frame Box to long.

3rd box under Action-Planning Commission recommends to remove this section.

Page 20

1st box under Objective-Planning Commission recommends to remove this section.

1st box under Action-Planning Commission recommends to remove this section.

2nd box under Action-Planning Commission recommends to remove this section.

3rd box under Action-Planning Commission recommends to remove this section.

4th box under Action-Planning Commission recommends to remove this section.

5th box under Action-Planning Commission recommends that this action has been accomplished.

6th box under Action-Planning Commission recommends that this action has been accomplished.

7th box under Action-Planning Commission recommend to remove this section.

Page 21

1st box under Action-Planning Commission recommends to remove this section.

2nd box under Action-Planning Commission recommends to remove this section.

3rd box under Action-Planning Commission recommends to remove this section.

4th box under Action-Planning Commission recommends to change the wording to Maintain zoning ordinance to provide a clear definition of and allow on-farm businesses; regulations to include maximum acceptable

size/extents (i.e., square footage, number of employees) of such businesses to limit any potential threats that may compromise the identity and purpose of the farm.

5th box under Action-Planning Commission recommends to keep this objective but remove the wording “(i.e., 10 employees).”

Page 22

1st box under Objective-Planning Commission recommends to keep this section

2nd box under Objective-Planning Commission recommends to remove this section.

1st box under Action-Planning Commission recommends to keep this section.

2nd box under Action-Planning Commission recommends to keep this section.

3rd box under Action-Planning Commission recommends to remove this section.

Page 23

Planning Commission recommends changing the wording in the Goal to :Transportation in Little Britain Township.

Planning Commission recommends changing the wording in the goal to Little Britain Township will have a transportation network that is well-maintained, safe, and focused on serving the needs of the local agricultural community.

Planning Commission recommends keeping the rest of page 23.

Page 24

1st box under Action-Planning Commission recommends changing the wording to Designate carriage lanes as described in the Lancaster County Subdivision and Land Development Ordinance (SLDO) as required on Route 272 from Wakefield to Chester County and other locations as determined to be appropriate

Page 25

1st box under Action-Planning Commission recommends keeping this section.

2nd box under Action-Planning Commission recommends keeping this section.

3rd box under Action-Planning Commission recommends removing this section.

4th box under Action-Planning Commission recommends this section.

5th box under Action-Planning Commission recommends removing this section.

Page 26 and Page 27

Planning Commission recommends removing these pages.

Page 28

1st box under Objective-Planning Commission recommends changing the wording to Provide ways to educate residents about Little Britain Township.

1st box under Action-Planning Commission recommends changing it to gather and publish information in the Township News Letter.

Planning Commission recommends removing the rest of page 28.

Page 29

Planning Commission recommends keeping this page.

Correspondence for Review

Daniel S. Smucker Jr. -from Russell, Kraft, & Gruber Law Office-dated June 5, 2023

Noted without comment

John S. Stoltzfoos-Lancaster County Planning Department-dated June 2, 2023

Noted without comment

Adjournment

Motion made by David Martin seconded by Phyllis Brubaker and carried to adjourn at 9:20 p.m.

Respectfully Submitted,

Jennifer Brown, Recording Secretary