

LITTLE BRITAIN TOWNSHIP  
PLANNING COMMISSION  
JULY 22, 2025

The Planning Commission of Little Britain Township held its regular monthly meeting on Tuesday, July 22, 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 Vice Chair, Phyllis Brubaker called the meeting to order at 7:35 p.m.

Members

Phyllis Brubaker, Vice Chair  
Clark Coates  
Ron Criswell  
Christy Krassenstein

Others

Christine Jackson, Zoning Officer  
Jennifer Brown, Planning Commission Secretary  
Maria Moran  
Doug Chase  
Abner Beiler  
Craig Williams  
Ada Zook  
Elam Zook  
Maureen Rhodes

Absent

Matthew Young, Chair  
Elaine Craig  
David Martin

Minutes

Motion made by Christy Krassenstein seconded by Clark Coates and carried to accept the June 24, 2025 minutes as written.

Zoning Officer's Report

Ms. Jackson reported issuing nine (9) zoning permits, two (2) zoning hearing applications, five (5) demolition permits and twenty-eight (28) occupancy permits for the month of June.

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

Maria D. Moran-Zoning Hearing Application for Interpretation of Zoning Ordinance, a Special Exception & a Variance

Motion made by Clark Coates seconded by Christy Krassenstein and carried to defer the decision to the Zoning Hearing Board.

Justin Kreider (Strausser Plan)

Motion made by Clark Coates seconded by Ron Criswell and carried to recommend the signing of the sewage planning module with no action on the plan just noting that the plan was received.

Justin Kreider (Willow Run Consulting Plan)

Motion made by Clark Coates seconded by Christy Krassenstein and carried to recommend the signing of the sewage planning module.

Mervin Beiler-Zoning Hearing Application for a Special Exception & a Variance

Mr. Beiler is requesting relief from section 408.4 of the Little Britain Township Zoning Ordinance to operate an Airbnb which not owner occupied.

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

Maureen & Timothy Rhodes-Zoning Hearing Application for a Variance

Maureen & Timothy Rhodes are requesting a variance to operate a Bed & Breakfast which is not owner occupied. The Rhodes are requesting relief from section 200.3 D and section 408.4 of the Little Britain Township Zoning Ordinance.

Motion made by Clark Coates seconded by Ron Criswell and carried to recommend denial of this application.

Samuel I. Stoltzfus-Zoning Hearing Application for a Variance

Mr. Stoltzfus is requesting a variance from section 200.9 D of the Little Britain Township Zoning Ordinance to put a roof over livestock loafing area.

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

Glenockie Family, LP & Glenroy Farm, LP Properties

Motion made by Christy Krassenstein seconded by Clark Coates and carried to recommend that a Lot Add on plan needs to be filed. This should have been filed prior to the changes and that there are no remaining subdivision rights.

Correspondence for Review

Henry M. Fisher-letters dated June 20, 2025 & July 8, 2025-from DEP

Noted without comment

Adjournment

Motion made by Christy Krassenstein seconded by Ron Criswell and carried to adjourn at 8:57 p.m.

Respectfully Submitted,

Jennifer Brown, Recording Secretary