LITTLE BRITAIN TOWNSHIP
PLANNING COMMISSION
OCTOBER 27, 2026

The Planning Commission of Little Britain Township held its regular monthly meeting on Tuesday, October 27, 2026 at 7:30 p.m. at the Little Britain Township Municipal Building, located at 323 Green Lane Quarryville, Pennsylvania. Prior notice was given.

Members
Matthew Young, Chair
Phyllis Brubaker, Vice Chair
Clark Coates
Ron Criswell
Elaine Craig
David Martin
Christy Krassenstein

Others
Christine Jackson, Zoning Officer
Jennifer Brown, Planning Commission Secretary
Caleb Young

Minutes
Motion made by Clark Coates seconded by Elaine Craig and carried to accept the September 22, 2026 minutes as written.

Zoning Officer's Report
Ms. Jackson reported issuing ten (10) zoning permits, one (1) zoning hearing application, three (3) demolition permits, nine (9) occupancy permits, one (1) conditional use hearing application, one (1) driveway permit and one (1) zoning permit extension for the month of September.

Motion made by Phyllis Brubaker seconded by Elaine Craig and carried to accept the Zoning Officer's report as written.

Public Participation
None

Projects for Review
Cleason & Dawn Sensenig-Stormwater Plan/Land Development
This plan was tabled at the request of the planner.

Samuel I. Stoltzfus-Zoning Hearing Application for a Variance
Motion made by Clark Coates seconded by David Martin and carried that this application is not making the situation any worse and recommend approval.

Randy Z. Jackson-Subdivision/Lot Add-On
Motion made by Elaine Craig seconded by Ron Criswell and carried to recommend plan approval.

Puddle Duck Creek Equipment LLC-Zoning Hearing Application for a Special Exception
Motion made by Clark Coates seconded by David Martin and carried to recommend approval of this application.

Daniel Smoker-Greenhouse
Motion made by Matthew Young seconded by Christy Krassenstein and carried to recommend conditional approval of plan as long as the comments of the township engineer are addressed. Also, the Planning Commission was unable to review stormwater because no planner was present to represent plan so the stormwater approval is deferred to the Board of Supervisors.

Isaac Stoltzfus-Zoning Hearing Application for a Special Exception
Motion made by Christy Krassenstein seconded by David Martin and carried to recommend approval of this application.

Taylor Ecenrode-Zoning Hearing Application
Taylor Encenrode has hired an attorney and filed a stay. This application is being held and will be reviewed at a later time.

Data Center Ordinance
The Planning Commission reviewed the draft of the Data Center ordinance and discussed the following:
-They would like the setback to match current setback for commercial/industrial use
-Height max for C2 district is 35 feet, could that be set for data centers? or would that negate the whole section?
-Split zoning-C2 is held to C2 regulations and AG is held to AG regulations
-60 decibels are good
-Closed loop is good
-Bi-annual monitoring reports are good
-Combined plan with radio emergency response
-Defer vibration and heat to the Township Engineer
-Qualified professionals described in the ordinance need to be independent of the data center and is there an allowance for a second study?

Adjournment
Motion made by Ron Criswell seconded by Elaine Craig and carried to adjourn at 9:05 p.m.

Respectfully Submitted,

Jennifer Brown, Recording Secretary