LITTLE BRITAIN TOWNSHIP
PLANNING COMMISSION
JUNE 23, 2026

The Planning Commission of Little Britain Township held its regular monthly meeting on Tuesday, June 23, 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	Others
Matthew Young, Chair	Christine Jackson, Zoning Officer
Phyllis Brubaker, Vice Chair	Jennifer Brown, Planning Commission Secretary
Clark Coates	Abner Beiler
Ron Criswell	Dustin Peterson
Elaine Craig	Amanda Peterson
David Martin	John Petro
	Levis Stoltzfoos
	Stephen Smoker
	Isacc K. Stoltzfoos

Absent
Christy Krassenstein

Minutes
Motion made by Elaine Craig seconded by David Martin and carried to accept the May 26, 2026 minutes as written.

Zoning Officer's Report
Ms. Jackson reported issuing sixteen (16) zoning permits, two (2) zoning hearing applications, six (6) demolition permits, twelve occupancy permits, and two (2) driveway permits for the month of the May.

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

Public Participation
None

Projects for Review
John Petro-Subdivision/Lot Add-On/Stormwater Plan
Motion made by Clark Coates seconded by David Martin and carried with Ron Criswell abstaining due to conflict of interest, to recommend plan approval.

Daniel & Anna Smucker-Stormwater Plan
Motion made by Clark Coates seconded by Elaine Craig and carried to recommend plan contingent on: setbacks are listed on front page of plan, question answered whether or not buildings are housing livestock, question answered whether it is standard or intensive AG, and the comments of the township engineer are addressed.

Levis S. Stoltzfoos/John S. Stoltzfoos-Zoning Hearing Application for a Variance
Motion made by Clark Coates seconded by Ron Criswell and carried to defer the decision to the Zoning Hearing Board.

Stephen Smoker-Zoning Hearing Application for an Appeal of the Zoning Officer's Decision and a Variance
Motion made by Clark Coates seconded by David Martin and carried with no vote from Matthew Young to recommend the bird netting classifies as a structure and the principal use of the land is not AG. The structure needs to move out of the right of way and front yard.

As for the diesel shed, motion made by David Martin seconded by Clark Coates and carried to recommend approval for this section of the application.

Isaac K. Stoltzfoos-Zoning Hearing Application for a Special Exception
Motion made by Clark Coates seconded by Ron Criswell and carried to recommend approval taking into consideration any objections from the neighbors.

Dustin Peterson-Zoning Hearing Application for a Special Exception and a Variance
Special Exception (or possible Variance): Section 434 Home Occupation
DJ Peterson Trucking
Motion made by David Martin seconded by Clark Coates and carried to support whatever heading fits best and the Petersons do not expand without coming back to the township.

Special Exception: Home Occupation
Southern County Tags
Motion made by Clark Coates seconded by Ron Criswell and carried to recommend approval of this section of the application.

Special Exception: Livestock Section 440
Motion made by Ron Criswell seconded by Phyllis Brubaker and carried to recommend approval of this section of the application.

David King & Henry Miller-Zoning Hearing Application for a Variance
Section 306.9 Shared Driveway
Motion made by Clark Coates seconded by David Martin and carried to recommend approval of this section of the application.

Section 200.7 Design Standards
Motion made by Clark Coates seconded by David Martin and carried to recommend approval of this section of the application.

Cleason & Dawn Sensenig-Stormwater Plan/Land Development
Motion made by Elaine Craig seconded by David Martin and carried to table plan until next month.

Data Center Ordinance

The Planning Commission addressed questions and concerns from the Township's attorney and Zoning Officer to clarify information from last month so the process of creating a Data Center Ordinance could move forward.

Adjournment

Motion made by Elaine Craig seconded by David Martin and carried to adjourn at 9:32 p.m.

Respectfully Submitted,

Jennifer Brown, Recording Secretary