

LITTLE BRITAIN TOWNSHIP
PLANNING COMMISSION
MARCH 25, 2025

The Planning Commission of Little Britain Township held its regular monthly meeting on Tuesday, March 25, 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 7:37 p.m.

Members

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

Others

Christine Jackson, Zoning Officer
Dave Kegerize, Towne Square Engineering
Donna Reisler
Shawndell Reisler

Absent

Elaine Craig
David Martin

Minutes

Motion made by Clark Coates seconded by Clark Ron Criswell and carried to accept the February 25, 2025 minutes as written.

Zoning Officer's Report

Ms. Jackson reported issuing nine (9) zoning permits, three (3) demolition permits, and nine (9) occupancy permits and accepted five (5) zoning hearing application for the month of February.

Motion made by Clark Coates seconded by Christy Krassenstein and carried to accept the February zoning report as written.

Public Participation

None

Projects for Review

Gregor Waltz-Stormwater Management Plan

Dave Kegerize of Towne Square Engineering presented the Stormwater Management Plan for the Gregor Waltz property located on Brown Road, Nottingham PA 19362. This property was subdivided by Patti and William Zimmerman. The property consists of 13.5 acres of agricultural land. Mr. Waltz is looking to improve the land with a driveway, single-family dwelling unit, barn and greenhouse. Mr. Kegerize presented a copy of the Township Engineer's comments, as well as their responses to said. The Board reviewed the planned improvements for zoning compliance, Light Heigel's comments, and Towne Square's responses.

Motion made by Clark Coates seconded by Ron Criswell and carried to recommend preliminary plan approval to the Board of Supervisors based on the plan meeting the Zoning Ordinance of Little Britain Township. Said

recommendation is contingent upon receiving approval from the Department of Environmental Protection for an NPDES Permit, Conservation District approval and sewage approval.

Jonathan Lewis - Zoning Hearing Application for Special Exception

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

Donna Reisler -Zoning Hearing Application for a Variance

Motion made by Clark Coates seconded by Christy Krassenstein and carried to recommend approval of this application to reverse the prior Add-On Plan because the purpose of this Section was to protect agricultural production lands and, in this case, neither property is being used for agricultural purposes.

Aaron Stoltzfus – Zoning Hearing Application for Special Exception

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

Correspondence

Chapter 102 recording/checklist requirements from the Lancaster County Conservation District. The documents were reviewed with the Board and concern over duplicating efforts at the expense of the property owners was expressed. The concern stems from the fact Little Britain Township Stormwater Ordinance already requires property owners to record plan and operation and maintenance agreements and present copies and recording slip to the Zoning Office.

Adjournment

Motion made by Phyllis Brubaker seconded by Clark Coates and carried to adjourn at 8:33 p.m.

Respectfully Submitted,

Christine J. Jackson, Zoning Officer/BCO