

LITTLE BRITAIN TOWNSHIP  
PLANNING COMMISSION  
MARCH 28, 2023

The Planning Commission of Little Britain Township held its regular monthly meeting on Tuesday, March 28, 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 7:34 p.m.

Members

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

Others

Christine Jackson, Zoning Officer  
Jennifer Brown, Planning Commission Secretary  
George Osborn  
Daniel S. Beiler  
John Beiler  
Jim Wickersham  
Isaac Stoltzfus  
Enos Beiler  
Amos Beiler

Absent

David Martin

Minutes

Motion made by Elaine Craig seconded by Phyllis Brubaker and carried to accept the February 28, 2023 minutes as written.

Zoning Officer's Report

Ms. Jackson reported issuing eleven (11) zoning permits, one (1) zoning hearing application, seven (7) demolition permits, three (3) occupancy permits, two (2) driveway permits and one zoning permit extension for the month of February.

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

Public Participation

None

Projects for Review

Aaron E. Stoltzfus Jr.-Stormwater Management Plan

Motion made by Clark Coates seconded by Elaine Craig and carried to recommend plan approval contingent on: the sideline property line being changed to sixty (60) feet.

Reuben and Naomi King-Lot Add On

Motion made by Christy Krassenstein seconded by Elaine Craig and carried to approve plan and waiver of plan scale contingent on: notes being added to the plan regarding zoning hearing and Zoning Hearing Board decision and that plan has no subdivision rights.

George G. Sheldon III-Zoning Hearing Application for a Special Exception and Appeal Zoning Officer's Decision

Noted without comment

Ag Security Application for Isaac B. and Rachel E. Lapp

Motion made by Christy Krassenstein seconded by Elaine Craig and carried to recommend application.

Solanco Regional Comprehensive Plan

**Page 7**

1<sup>st</sup> Block under Action-Review/revise Zoning Ordinance to apply a maximum lot size of 2 acres for non-farm single family lots subject to on-lot sewage disposal limitations to minimize land consumption.

The Planning Commission said this is accomplished.

2<sup>nd</sup> Block under Action-Review/revise Zoning Ordinance to apply a maximum lot size for churches to minimize land consumption.

The Planning Commission said this is accomplished.

3<sup>rd</sup> Block under Action-Consider Zoning Ordinance provisions to keep uses that consume large amounts of land (i.e. campgrounds, churches, clubs, golf courses, quarries, shooting ranges, utility lines) off of prime agricultural soils.

The Planning Commission said to keep.

4<sup>th</sup> Block under Action-Develop and implement a system of Transferable Development Right. (TDR)

The Planning Commission said to keep.

5<sup>th</sup> Block under Action-Consider use of "farm growth zone" concept where all farm dwellings, farm buildings, and on-farm business buildings would be located in one spot on the farm rather than being scattered about or in some cases located individually subdivided parcels.

The Planning Commission said to keep.

6<sup>th</sup> Block under Action-The Planning Commission said to change to the following: Review and consider Zoning Ordinance revision to allow the use of existing 3 to 10 acre agricultural parcels for farming.

**Page 8**

1<sup>st</sup> Block under Action-Establish Agricultural Advisory Committee(s) that report to each Board of Supervisors to keep farming issues and an understanding of them in the forefront of Township affairs.

The Planning Commission said to keep.

2<sup>nd</sup> Block under Action-Pursue efforts to help carry on the tradition of farming including training and apprenticeships.

The Planning Commission said to remove.

3<sup>rd</sup> Block under Action-Require and Agricultural Nuisance Disclaimer be included on all real estate listings.

The Planning Commission said to keep.

4<sup>th</sup> Block under Action-Insure Township ordinances protect the farmer's right to farm.

The Planning Commission said to keep.

5<sup>th</sup> Block under Action-Place signs throughout the region notifying residents that they are in a “Right-to-Farm” region. The Planning Commission said to remove.

6<sup>th</sup> Block under Action-Require all new homeowners to sign and agricultural nuisance disclaimer form. The Planning Commission said to keep.

The Planning Commission said to keep all of **pages 9, 10, and 11.**

## **Page 12**

1<sup>st</sup> Block under Action-Educate residents about the unique responsibilities and impacts of such systems through Township Newsletters, Solanco Fair, community affairs discussions at joint fund-raising events, schools’ curriculum.

The Planning Commission said to keep.

2<sup>nd</sup> Block under Action-Distribute to residents the PA Department of Environmental Protection’s water conservation guidance information including “Understanding Your Drinking Water Well”, and Water Conservation. The Planning Commission said to keep.

3<sup>rd</sup> Block under Action-Promote water conservation through Township Newsletters, Solanco Fair, community affairs discussions at joint fund-raising events, schools’ curriculum.

The Planning Commission said to keep.

4<sup>th</sup> Block under Action-Update storm water management regulations to require infiltration of storm water runoff where appropriate to assist with groundwater discharge.

The Planning Commission said to remove.

5<sup>th</sup> Block under Action-Review/revise Zoning Ordinance to zone for low intensity development on lands where significant groundwater recharge takes place.

The Planning Commission said to remove.

6<sup>th</sup> Block under Action-Establish a system of monitoring wells throughout the region using old wells not in use or private wells voluntarily offered to monitor the region’s general well level fluctuation with weather and usage.

The Planning Commission said to remove.

7<sup>th</sup> Block under Action-Establish a Drought Contingency Plan based upon the State’s Drought Warning System and distribute to residents.

The Planning Commission said to remove.

The Planning Commission said to keep **page 13.**

## Adjournment

Motion made by Elaine Craig seconded by Phyllis Brubaker and carried to adjourn at 9:25 p.m.

Respectfully Submitted,

Jennifer Brown, Recording Secretary