

LITTLE BRITAIN TOWNSHIP
PLANNING COMMISSION
APRIL 28, 2026

The Planning Commission of Little Britain Township held its regular monthly meeting on Tuesday, April 28, 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
Elaine Craig
David Martin
Christy Krassenstein

Others

Christine Jackson, Zoning Officer
Jennifer Brown, Planning Commission Secretary
Brian Masterson, Register Associates
Stephen Smoker

Absent

Ron Criswell

Minutes

Motion made by Clark Coates seconded by Elaine Craig and carried to accept the March 24, 2026 minutes as written.

Zoning Officer's Report

Ms. Jackson reported issuing five (5) zoning permits, two (2) zoning hearing applications, two (2) demolition permits, ten (10) occupancy permits for the month of March.

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

Public Participation

Stephen Smoker of Little Britian Road South came to discuss his structure in the front yard. He did not want to remove his existing structure nor does he want to come in to have a hearing. The Planning Commission expressed that those were his two options because the Zoning Ordinance does not allow structures in the front yard without a hearing.

Projects for Review

Enos S. Lapp Jr.-Lot Add-On

Ms. Jackson informed the Planning Commission that this project received the Board of Supervisors approval.

John Petro-Subdivision/Lot Add-On/Stormwater Plan

Motion made by Clark Coates seconded by David Martin and carried to table plan because the planner has not responded to the Township Engineer's comments and that an extension letter was granted.

Jacob M. & Sarah S. Yoder

Motion made by Christy Krassenstein seconded by Clark Coates and carried, with David Martin abstaining because he is an adjoining land owner, to recommend the waiver for standard plan scale and the plan.

James & Melissa Landis-Zoning Hearing Application for a Variance

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

Melissa K. Sampson-Subdivision Plan/Stormwater Plan

Motion made by Christy Krassenstein seconded by Elaine Craig and carried to table plan because it did not meet the deadline to be reviewed by the Township Engineer.

Elizabeth Logan-Ag Security Application

Matthew Young turned this part of the meeting over to Phyllis Brubaker to run due to conflict of interest. Motion made by Christy Krassenstein seconded by Clark Coates and carried, with Matthew Young abstaining due to conflict of interest, to recommend this application meets the criteria and should be added to Little Britain Township's Agricultural Security Area. After the motion was made Phyllis Brubaker turned the meeting back over to Matthew Young.

Data Center Ordinance

The Planning Commission members were giving copies of other townships' ordinances on data centers to review for next month meeting.

Correspondence

Daniel Smoker-letter dated March 24, 2026 & April 21, 2026-from Light-Heigel & Associates

Noted without comment

L-Fab Enterprise-letter dated April 14, 2026-from Light-Heigel & Associates

Noted without comment

Charles M. Jones-letter dated April 14, 2026-from Light-Heigel & Associates

Noted without comment

Justin Kreider-letter dated April 14, 2026-from Light-Heigel & Associates

Noted without comment

Adjournment

Motion made by Phyllis Brubaker seconded by David Martin and carried to adjourn at 8:41 p.m.

Respectfully Submitted,

Jennifer Brown, Recording Secretary