

**LITTLE BRITAIN TOWNSHIP  
PLANNING COMMISSION  
DECEMBER 16, 2025**

The Planning Commission of Little Britain Township held its regular monthly meeting on Tuesday, December 16, 2025 at 7:30 p.m. at the Little Britain Township Municipal Building, located at 323 Green Lane Quarryville, Pennsylvania. Prior notice was given.

Planning Commission Chair, Matthew Young called the meeting to order at 7:30 p.m.

**Members**

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

**Others**

Christine Jackson, Zoning Officer  
Jennifer Brown, Planning Commission Secretary  
Craig Williams, Strausser/Brown  
Theresa Williams  
Daniel King  
David Stoltzfus

**Absent**

Elaine Craig  
David Martin  
Christy Krassenstein

**Minutes**

Motion made by Clark Coates seconded by Phyllis Brubaker and carried to accept the November 25, 2025 minutes as written.

**Zoning Officer's Report**

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

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

**Public Participation**

None

**Projects for Review**

**Charles M. Jones-Stormwater and Land Development Plan**

Motion made by Ron Criswell seconded by Clark Coates and carried to recommend waiver for lighting and bicycle parking and the plan contingent on note being added regarding C1 regulations for house verses business.

**Enos S. Lapp Jr. -Final Subdivision & Lot Add-On Plan**

Motion made by Clark Coates seconded by Ron Criswell and carried to recommend the plan and the signing of the sewage planning module.

Daniel S. King Jr.- Stormwater Management Plan

Motion made by Matthew Yong seconded by Clark Coates and carried to recommend approval of plan contingent on the Engineer's comments being addressed. The Planning Commission did not have a review letter from the Township Engineer at the time of the meeting.

David Stoltzfoos-Zoning Hearing Application for a Variance

Mr. Stoltzfoos is asking for a variance from section 201.7 B of the Little Britain Township Zoning Ordinance. He would like to set a shed toward the property line on the eastside of the property.

Motion made by Clark Coates seconded by Phyllis Brubaker and carried with no objections but would like to see the shed be set back a minimum of four (4) feet and also take into consideration that the mutual property line is in father/son ownership. In addition, no animals or business shall occupy the shed.

Adjournment

Motion made by Phyllis Brubaker seconded by Clark Coates and carried to adjourn at 8:20 p.m.

Respectfully Submitted,

Jennifer Brown, Recording Secretary