

**LITTLE BRITAIN TOWNSHIP  
PLANNING COMMISSION  
JANUARY 27, 2026**

The Planning Commission of Little Britain Township held its monthly meeting on Tuesday, January 27, 2026 at 7:30 p.m. at the Little Britain Township Municipal Building, located 323 Green Lane Quarryville, Pennsylvania. Prior notice was given.

Planning Commission Chair, Matthew Young called the meeting to order at 7:35 p.m.

**Members**

Matthew Young, Chair  
Clark Coates  
Ron Criswell  
Christy Krassenstein

**Others**

Christine Jackson, Zoning Officer  
Jennifer Brown, Planning Commission Secretary  
Dylan Petro

**Absent**

Phyllis Brubaker, Vice Chair  
David Martin  
Elaine Craig

**Minutes**

Motion made by Christy Krassenstein seconded by Clark Coates and carried to accept the December 16, 2025 minutes as written.

**Zoning Officer's Report**

Ms. Jackson reported issuing ten (10) zoning permits, one (1) zoning hearing application, two (2) demolition permit, five (5) occupancy permits and one (1) zoning permit extension for the month of December.

Motion made by Clark Coates seconded by Ron Criswell 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 Christy Krassenstein and carried with Ron Criswell abstaining due to conflict of interest, to recommend the signing of the sewage planning module and tabled the plan review until next month.

**Daniel Smoker-Stormwater Plan**

Motion made by Christy Krassenstein seconded by Clark Coates and carried to table this plan until next month due to late submission to Light-Heigel.

Charles Michael Jones-Land Development/Stormwater Plan

Motion made by Matthew Young seconded by Christy Krassenstein and carried that the Planning Commission reviewed and defer the plan to the Board of Supervisors.

L. Fab Enterprises-Lot Add On/Stormwater Plan

Motion made by Matthew Young seconded by Christy Krassenstein and carried to table plan until corrections are made.

Justin Kreider-Survey Issue for Brown Road Subdivision

Motion made by Christy Krassenstein seconded by Matthew Young and carried with Clark Coates abstaining due to conflict of interest, to recommend that the “area of conflict” issue be remediated however the property owners see fit.

David Mahala-Land Development Plan Mylar Approval

Motion made by Christy Krassenstein seconded by Clark Coates and carried to table plan until next month due to lack of communication with planner.

Enos S. Lapp Jr.-Subdivision/Lot Add-On

Motion made by Christy Krassenstein seconded by Ron Criswell and carried that plan note #16 needs to be revised and a note needs to be added that 1496 square feet of driveway is removed.

Correspondence for Review

Justin Kreider DEP Approval Letter for Brown Road Project

Noted without comment

Daniel King-Light Heigel Review Letter

Noted without comment

Respectfully Submitted,

Jennifer Brown, Recording Secretary