

LITTLE BRITAIN TOWNSHIP
PLANNING COMMISSION
JANUARY 24, 2023

The Planning Commission of Little Britain Township held its regular monthly meeting on Tuesday, January 24, 2023 at 7:30 p.m. at the Little Britain Township Municipal Building located at 323 Green Lane Quarryville, Pennsylvania. Prior notice was given.

Temporary Chair, Clark Coates called the meeting to order at 7:35 p.m.

Election of Chair and Vice Chair for 2023

Motion made by Clark Coates seconded by David Martin and carried with Matthew Young abstaining, to recommend Matthew Young as Chair for 2023.

The meeting was turned back over to Matthew Young at 7:38 p.m.

Motion made by Clark Coates seconded by Matthew Young and carried with Phyllis Brubaker abstaining, to recommend Phyllis Brubaker as Vice Chair for 2023.

Members

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

Others

Christine Jackson, Zoning Officer
Jennifer Brown, Planning Commission Secretary
George Osborn
Vanessa Brubaker

Minutes

Motion made by Elaine Craig seconded by Clark Coates and carried to accept the December 27, 2022 minutes as written.

Zoning Officer's Report

Ms. Jackson reported issuing five (5) zoning permits, one (1) zoning hearing application, two (2) demolition permits, nineteen (19) occupancy permits and one (1) driveway permit for the month of December.

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

Zoning Officer's Yearly Report

The Planning Commission reviewed and noted without comment.

Public Participation

None

Projects for Review

Levi S. Stoltzfus-Stormwater Management Plan

The Planning Commission noted without comment

Mobile Home Park Ordinance for Little Britain Township

The recommended changes are in bold.

Section 11.1 (page 22)

Refuse shall be removed at least once weekly, and collection shall be made at each mobile home site. Needs to be changed to: **Refuse shall be removed at least once weekly.**

All park areas shall be kept free of litter and rubbish at all times. Needs to be changed to: **The mobile home park operator is responsible for all park areas to be kept free of litter and rubbish at all times.**

Section 12.1 (page 23)

This section should start with: **Mobile home park operator and owner are responsible** for grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation.

Section 14.2 (page 25)

Litter Control

This section should be changed to: **Mobile home park operator and owner are responsible that all** mobile park home areas shall be kept free of litter, rubbish, and other flammable materials.

Section 14.3 (page 25)

Fire Extinguishers

This section should be changed to: **Mobile home park operator and owner shall** provide at least one (1) portable fire extinguisher of a type approved by the fire prevention authorities in public service buildings under park control and in each mobile home in a readily accessible and well-marked position.

Section 15.1 (page 26)

The Township Zoning officer will check with the Township attorney regarding letter e of this section.

Section 15.2 (page 26)

Removal of Mobile Homes

Letter a.

Needs to be changed to: No mobile home shall be removed from a mobile home park in Little Britain Township without first obtaining from the tax collector a removal permit upon payment **of an applicable fee** and all taxes levied and assessed on said mobile home, as required by Act No. 54, 1969 of the Pennsylvania General Assembly.

Letter b.

Penalty-Any person who moves a mobile home or house trailer from the territorial limits of the township of Little Britain without first having obtained a removal permit shall upon summary conviction thereof, be sentenced to pay a fine **of \$500** and costs of prosecution, or undergo imprisonment for not more that thirty days or both.

Section 15.3 (page 27)

The Township Zoning Officer will check with the Township attorney regarding this section and the definition of typical domestic pets.

Pages 29, 30, 31 and 35 need to be reviewed by the Township attorney.

Page 34 needs to be reviewed by the Township Building Inspector.

Correspondence for Review

Justin Kreider Subdivision-letter dated January 5, 2023 from DEP

The Planning Commission reviewed and noted without comment

Adjournment

Motion made by Elaine Craig seconded by Ron Criswell and carried to adjourn at 8:45 p.m.

Respectfully Submitted,

Jennifer Brown, Recording Secretary