

**LITTLE BRITAIN TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 28, 2025**

The Planning Commission of Little Britain Township held its regular monthly meeting on Tuesday, October 28, 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 7:35 p.m.

Members

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

Others

Christine Jackson, Zoning Officer  
Jennifer Brown, Planning Commission Secretary  
Abner Beiler  
David Kegerize  
Cassandra Towner  
Angela LemMon  
Troy Towner  
Brian F. Masterson, Regester Associates

Absent

Elaine Craig

Minutes

Motion made by Clark Coates seconded by Ron Criswell and carried to accept the September 23, 2025 minutes as written.

Zoning Officer's Report

Ms. Jackson reported issuing seven (7) zoning permits, four (4) zoning hearing applications, three (3) demolition permits, three (3) occupancy permits, four (4) driveway permits and one (1) zoning permit extension for the month of September.

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

Public Participation

None

Projects for Review

Gregor Waltz-Brown Road Compliance Response

Motion made by Clark Coates seconded by Christy Krassenstein and carried to recommend final plan approval.

David P. Mahala-Land Development Plan Waiver

Motion made by Clark Coates seconded by David Martin and carried to recommend the waiver of land development and the signing of the sewage planning module.

Menno Z. King-Land Development Plan Waiver

Motion made by Clark Coates seconded by Phyllis Brubaker and carried to recommend the waiver of land development and the signing of the sewage planning module.

Charles M. Jones-Sewage Planning Module

Motion made by David Martin seconded by Christy Krassenstein and carried to table until next month because the plan submission deadline was not met.

Joseph L. Esh-Zoning Hearing Application for a Special Exception & a Variance

Motion made by Clark Coates seconded by Christy Krassenstein and carried to recommend approval of this application.

Troy & Cassandra Towner-Zoning Hearing Application for a Variance

Motion made by Ron Criswell seconded by David Martin and carried to defer the decision to the Zoning Hearing Board.

2026 Meeting Dates

Motion made by Matthew Young seconded by Clark Coates and carried to recommend the following meeting dates for 2026:

|             |              |
|-------------|--------------|
| January 27  | July 28      |
| February 24 | August 25    |
| March 24    | September 22 |
| April 28    | October 27   |
| May 26      | November 19  |
| June 23     | December 29  |

Correspondence for Review

Petro Subdivisin-letter dated September 10, 2025-From DEP

Noted without comment

Enos S. Lapp-Sewage Module Receipt-from Lancaster County Planning

Noted without comment

Aaron E. Stoltzfus Jr.-letter dated September 30, 2025-from Light-Heigel & Associates, Inc.

Noted without comment

Board Vacancies-letter dated October 8, 2025-from Lancaster County Planning Commission

Noted that Matthew Young may have interest in applying for a vacant position.

Adjournment

Motion made by Clark Coates seconded by Ron Criswell and carried to adjourn at 8:42 p.m.

Respectfully Submitted,

Jennifer Brown, Recording Secretary