

LITTLE BRITAIN TOWNSHIP
PLANNING COMMISSION
May 28, 2024

The Planning Commission of Little Britain Township held its regular monthly meeting on Tuesday, May 28, 2024 at 7:30 p.m. the Little Britain Township Municipal Building located at 323 Green Lane Quarryville, Pennsylvania. Prior notice was given.

The Planning Commission Chair, Matthew Young called the meeting to order at 7:32 p.m.

Members

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

Others

Christine Jackson, Zoning Officer
Jennifer Brown, Planning Commission Secretary
George Osborn
Amos Zook
Abner Beiler
Daniel S. Beiler
Shelia O'Rourke

Minutes

Motion made by Elaine Craig seconded by David Martin and carried to accept the April 30, 2024 minutes as written.

Zoning Officer's Report

Ms. Jackson reported issuing ten (1) zoning permits, two (2) zoning hearing application, four (4) demolition permits, two (2) occupancy permits and one (1) zoning permit extension for the month of April.

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

Public Participation

None

Projects for Review

Brendan Fillaux-Zoning Hearing Application for a Special Exception

Motion made by Clark Coates seconded by Christy Krassenstein, with Matthew Young abstaining, carried to note without comment.

Amos Zook-Zoning Hearing Application for a Variance

The Planning Commission made a motion on each section of the ordinance that the applicant requested relief from:

Section 303.2-Motion made by Clark Coates seconded by David Martin and carried that they do not have a problem with the five (5) feet variance on the accessory structure.

Section 440.4- Motion made by Clark Coates seconded by Phyllis Brubaker and carried to recommend that they do not have an issue with the number of birds but the fence needs to be set fifty (50) feet from the line and the pole.

Section 303.4-Motion made by Clark Coates seconded by Phyllis Brubaker and carried to recommend structure be set back fifty (50) feet from the residential lot line.

Proposed Ordinance to Allow Refrigerated Trailers for AG Products Produced on Property

Attorney Shelia O'Rourke presented the proposed ordinance and reviewed it with the Planning Commission.

Motion made by Elaine Craig seconded by Christy Krassenstein and carried to recommend the suggested changes to the proposed ordinance:

- 1.The proposed ordinance should be in the AG Zone and not all Zoning Districts.
- 2.The noise level of the refrigerated trailers should meet sixty (60) decibels.
- 3.The refrigerated trailers should be forty (40) feet from the property line and one hundred (100) feet from a dwelling,

Adjournment

Motion made by Phyllis Brubaker seconded by David Martin and carried to adjourn at 9:07 p.m.

Respectfully Submitted,

Jennifer Brown, Recording Secretary