

LITTLE BRITAIN TOWNSHIP  
PLANNING COMMISSION  
MAY 23, 2023

The Planning Commission of Little Britain Township held its regular monthly meeting on Tuesday, May 23, 2023 at 7:30 p.m. at 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  
Ron Criswell  
David Martin  
Christy Krassenstein

Others

Jennifer Brown, Planning Commission Secretary  
Isaac Stoltzfus  
Courtney Lulelret  
Christine Sheldon  
Daniel S. Beiler  
John F. Beiler

Absent

Clark Coates

Minutes

Motion made by Elaine Craig seconded by David Martin and carried to accept the April 25, 2023 minutes as written.

Zoning Officer's Report

Motion made by Elaine Craig seconded by Phyllis Brubaker and carried to table the Zoning Officer's report until next month.

Public Participation

None

Projects for Review

Benjamin Stoltzfus-Zoning Hearing Application for a Special Exception

Motion made by Christy Krassenstein seconded by Elaine Craig and carried that the Planning Commission did not have enough information to comment on application.

Lancaster Farmland Trust Updated Map

The Planning Commission reviewed and noted without comment.

Solanco Regional Comprehensive Plan

The Planning Commission recommends to keep **page 14**.

**Page 15**

1<sup>st</sup> Block under Objective-Allow for establishment of new businesses in the region that support agriculture, such as agricultural equipment manufacturing and repair.

The Planning Commission recommends to keep this section.

2<sup>nd</sup> Block under Objective-Support on-farm businesses as a supplemental source of income for farmers, to the extent that they do not outgrow their intent and pose threats to the identity of the farm,  
The Planning Commission recommends to keep this section.

3<sup>rd</sup> Block under Objective-Encourage the establishment of new businesses in the region that do not outstrip the local region's capacity to support such businesses.  
The Planning Commission recommends to remove this section.

1<sup>st</sup> Block under Action-Review and update local ordinances to allow these types of businesses to locate in appropriate areas handy to the farms they support.  
The Planning Commission recommends to keep this section.

2<sup>nd</sup> Block under Action-Review and update local ordinances to provide a clear definition of and allow on-farm businesses. Regulations to include maximum acceptable sizes/extents of such businesses, to limit any potential threats that may compromise the identity and purpose of the farm.  
The Planning Commission recommends to keep this section.

3<sup>rd</sup> Block under Action-Encourage educational seminars that discuss the importance and intent of on-farm business.  
The Planning Commission recommends to keep this section.

4<sup>th</sup> Block under Action-Establish a review process that is agreed upon by each municipality that analyzes the extent to which commercial businesses of regional impact looking to locate in the region are able to be supported by the population and socioeconomic traits of the region, without requiring an additional customer base migrating in the region.  
The Planning Commission recommends to remove this section.

5<sup>th</sup> Block under Action-Review and revise zoning ordinances to clearly identify those small businesses that address the daily needs of the local population.  
The Planning Commission recommends to remove this section.

## **Page 16**

1<sup>st</sup> Block under Objective-Guide new residential housing growth to the existing villages and areas immediately surrounding the villages, as identified in the Future Land Use Plan.  
The Planning Commission recommends to keep this section.

2<sup>nd</sup> Block under Objective-Encourage new residential development to be constructed in a manner such that the value of the home is consistent with a price that all current residents of the area are able to afford.  
The Planning Commission recommends to keep this section.

3<sup>rd</sup> Block under Objective-Develop common terminology that is agreed upon by each municipality, and does not compromise the integrity of any municipality, to incorporate into local land use and housing regulations. Common terminology encourages consistency in regulations and enforcement, and assists residents in understanding local land use policy.  
The Planning Commission recommends to remove this section.

1<sup>st</sup> Block under Action-Review and update zoning districts and maps to correspond to the adopted future land use plan.

The Planning Commission recommends to keep this section.

2<sup>nd</sup> Block under Action-Review and revise zoning ordinances where necessary to ensure the effectiveness of these ordinances in preserving agricultural lands. This includes adding a 2-acre maximum lot size for non-farm residential dwellings.

The Planning Commission recommends to keep this section.

3<sup>rd</sup> Block under Action-Encourage educational initiatives for residents and developers that provide information on housing affordability and design techniques.

The Planning Commission recommends to keep this section.

4<sup>th</sup> Block under Action-Review and update zoning ordinances and subdivision and land development ordinances with common terminology to provide ease of use and enforcement throughout the region.

The Planning Commission recommends to remove this section.

#### **Page 17**

1<sup>st</sup> Block under Action-The Planning Commission recommends removing the words “Quarryville, Borough, and, & in” at the end of that action statement.

The Planning Commission recommends keeping the rest of page 17.

#### **Page 18**

The Planning Commission recommends keeping the entire page.

The Planning Commission is going to review pages 19-22 and regroup at next month’s meeting to discuss.

#### Adjournment

Motion made by Elaine Craig seconded by Phyllis Brubaker and carried to adjourn at 8:55 p.m.

Respectfully Submitted,

Jennifer Brown, Recording Secretary