LITTLE BRITAIN TOWNSHIP

PLANNING COMMISSION

AUGUST 27, 2024

The Planning Commission of Little Britain Township held its regular monthly meeting on Tuesday,

September 24, 2024 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 7:31 p.m.

Members Others

Matthew Young, Chair Christine Jackson, Zoning Officer

Phyllis Brubaker, Vice Chair Jennifer Brown, Planning Commission Secretary

Clark Coates Abner Beiler

Ron Criswell Daniel S. Beiler

David Martin Craig Williams

 John F. Beiler

Absent Amos Zook

Elaine Craig

Christy Krassenstein

Minutes

Motion made by Clark Coates seconded by Clark Ron Criswell and carried to accept the August 27, 2024 minutes as written.

Zoning Officer’s Report

Ms. Jackson reported issuing twelve (12) zoning permits, one (1) zoning hearing application, two (2) demolition permits, and fifteen (15) occupancy permits for the month of July.

Motion made by David Martin seconded by Phyllis Brubaker and carried to accept the July zoning report as written,

Ms. Jackson reported issuing eight (8) zoning permits, one (1) zoning hearing application, two (2) demolition permits, twelve (12) occupancy permits, two (2) driveway permits, and one (1) zoning permit extension for the month of August.

Motion made by Clark Coates seconded by David Martin and carried to accept the August zoning report as written.

Public Participation

None

Projects for Review

Jonas King c/o Moses Beiler-Stormwater Management Plan

Motion made by Clark Coates seconded by David Martin and carried to recommend plan meets zoning and stormwater.

William Hershey-Zoning Hearing Application for a Special Exception

Motion made by Ron Criswell seconded by David Martin and carried to recommend approval of this application.

Isaac F. Stoltzfus-Zoning Hearing Application for a Special Exception and a Variance

Motion made by Clark Coates seconded by Phyllis Brubaker and carried to recommend approval of this application.

Requested Revisions to Section 440

The Planning Commission will revisit this issue when the Zoning Ordinance book is opened for review.

2025 Planning Commission Meeting Dates

Motion made by Clark Coates seconded by Phyllis Brubaker and carried to recommend the following meeting dates for 2025.

January 28 July 22

February 25 August 26

March 25 September 23

April 22 October 28

May 27 November 25

June 24 December 16

Refrigerated Trailer Amendments

Motion made by Phyllis Brubaker seconded by Clark Coates and carried to recommend the following changes to the refrigerated trailer amendments:

Page 3- Permit Issuance under #1 Remove letter b. The Township Planning Commission reviews the application at a Public Meeting and makes recommendations to the Board of Supervisors and remove letter c. Following a conditional use hearing, the Board of Supervisors votes at a Public Meeting to allow the Refrigerated trailers and so informs the Zoning Officer.

Page 4 Section 469.4 Dimensions, Placement, Setbacks and Design Requirements

Under C. Location of Structure under # 1 just keep Refrigerated Trailers shall be placed near existing buildings.

Refrigerated Trailers shall be permitted in A1 & R2 if they meet setbacks

Refrigerated Trailers shall be one hundred (100) feet from a dwelling in separate ownership and forty (40) feet from the property line.

Correspondence

Jeff Sensenig-letter dated September 13, 2024-from Lancaster County Conservation District

Noted without comment

Adjournment

Motion made by Ron Criswell seconded by David Martin and carried to adjourn at 9:40 p.m.

Respectfully Submitted,

Jennifer Brown, Recording Secretary