



**Southampton Township**  
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PLANNING COMMISSION MEETING AGENDA FOR  
TUESDAY, JANUARY 19TH, 2016  
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING

**Members Present**

Dave Rohr – Vice Chairman  
Daryl Zimmerman  
Dale Forney  
George Pomeroy  
Maria Misner – Recording Secretary

**Visitors Present**

Kurt Williams – Salzman Hughs  
Carl Bert – CBA  
Scott Bert – CBA  
Dave Thomas – Matrix

Dave Rohr – Vice Chairman opened the Planning Commission meeting January 19th at 6:14 pm.

Approve Meeting Minutes from Tuesday, December 15th, 2015 at 7:00pm at Southampton Township Building.

MOTION: Dale Forney moved to approve the minutes from December 15<sup>th</sup>, 2015. Dave Rohr seconded the motion which passed unanimously.

### SD 2016-001 CVRDC Lot 6 – Subdivision Plan

This plan has been previously approved and recorded. Mr. Tim Cormany explained that this is a new plan submission that has been requested by the Matrix Company and a Title Company because of a blanket easement across the properties in the areas between the buildings' set back lines and property lines. They would like easements on the plan only where they are needed. The subdivision plans have been resubmitted to reflect the new easements likes as well as a note stating that this subdivision supersedes all previous subdivisions. There are certain easements that have yet to be finalized before the next Board of Supervisor's meeting.

This plan also required two modification requirements. One was for requirements for scale, and the other was for topographic contours.

Mr. Cormany referred to his memo of January 19<sup>th</sup> indicating their office has no objection to the changes pending resolution of the remaining easements to be finalized prior to the next Board of Supervisor's meeting on January 26<sup>th</sup>.

Mrs. Misner requested a new date on the plan since it was being submitted as a brand new plan.

MOTION: Dale Forney moved to approve the request for modification of plan scale and modification of topographic contours. Maria Misner seconded the motion which passed unanimously.

MOTION: Maria Misner moved to approve the Final Land Subdivision for Lot 6 provided the modifications are approved by the Supervisors. The dates on the plan are changed, and the remaining easement issues are resolved. Daryl Zimmerman seconded the motion which passed unanimously.

### Review of Lot 1D Subdivision Amendment

Mr. Cormany stated that all of the same issues that were addressed for Lot 6 pertain to Lot 1D except Lot 6 was already recorded so Lot 1D can be reviewed as an amended plan that can go directly to the Supervisors.

### SD2015-023 Matrix Development Group Lot 6 – Land Development Plan

MOTION: Daryl Zimmerman moved to remove from the plan from the table. Dale Forney seconded the motion which passed unanimously.

Mr. Cormany referenced his letter of January 13, 2016 noting the general comments with outside agency approvals, and the following Design Comments.

***DESIGN COMMENTS***

*1. Our office has not yet completed its review of the revised storm water management plan. A separate review will be forthcoming shortly in this regard. (§906)*

*2. The property is subject to a 200-foot buffer zone and associated screening along any existing residential properties. (§908.3) The adjoining Wadel properties near White Church Road require such protections. The applicant has provided for the Township's consideration a modified screening design along with a written request for modification of requirements. Our office has reviewed the materials and would offer two suggestions for conditional approval of the request.*

- a. To further comply with Township standards, the plans should indicate a minimum 6-foot planting height for the associated evergreens with an 8-foot height at maturity.*
- b. The illustrated fencing along the entire length of the southernmost row of parking and around the corners for a distance of 50 feet in both directions should be provided with an opaque material to further eliminate vehicle light intrusion onto the affected neighbors. The plans should be revised accordingly to reflect this change.*

*3. This project connects to and relies extensively on the future Phase 3 extension of United Drive. Formal plans have been submitted regarding that design (roadway, drainage, grading, utilities, etc.). Our office has not yet completed its review of those plans but one is forthcoming. In this regard we remind the Township that these two submissions are vitally linked and approvals for both should be pending receipt of all necessary assurances that said extension will be properly secured, constructed and maintained in accordance with an executed Developer's agreement, similar to previous business park roadway projects.*

Design Comment (2.b.) addresses an area that is subject to buffering and screening. Mr. Dave Thomas contributed that they would like to add the term, "if needed". They are willing to add the opaque material to eliminate vehicle light if it affects neighbors, but want to wait and to see if it is a problem first. If so, they will gladly install it at the request of the Township.

MOTION: Dale Forney moved to approve the Waiver Request 908.3 based upon Tim Cormany's letter of January 13<sup>th</sup> and Townships ability to further require screening in the limited area modification to the fence as determined by the Township. Daryl Zimmerman seconded the motion which passed unanimously.

There was discussion regarding emergency access. Mr. Dave Rohr stated that if there was some sort of emergency at the intersection of Olde Scotland Road and United Drive, everything coming and going between the two buildings also shuts down because it is essentially a single access road. Once United Drive goes all the way to Mainsville, that will serve as the secondary emergency access. Until then, Emergency Access will be provided off of White Church Road that is acceptable to emergency providers.

MOTION: Maria Misner moved to approve the final land Development Plan for Matrix Development Group Lot 6, provided all comments are satisfied from per Tim Cormany's letter of 1/13 and Ryan Clark's letter of 1/19 and that emergency access is engineered that will satisfy emergency provider requirements. Daryl Zimmerman seconded the motion which passed unanimously.

Review Phase 3 – Roadway Plan for United Business Park

Mr. Cormany reviewed his letter of January 19<sup>th</sup> referring to United Drive – Phase 3. He stated that there is a large stormwater basin. Who will own/manage it has yet to be determined. There is a 100 year floodplain extending into the basin itself. Ryan Clark would still like to see the data on smaller storms and how they would affect the basin. There will be bonding and another agreement with CVRDC required. There are other more general comments.

There was no action necessary from the Planning Commission.

MOTION: George Pomeroy moved to adjourn the meeting at 7:10, Daryl Zimmerman seconded the motion which passed unanimously.

Respectfully Submitted

Maria Misner  
Recording Secretary