



Southampton Township
705 Municipal Drive
Shippensburg, PA 17257
PH: (717) 532-9041 FAX: (717) 532-7234

PLANNING COMMISSION MEETING FOR
TUESDAY, OCTOBER 18, 2016
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING

Members Present

Jack Benhart – Chairman
Dave Rohr – Vice Chairman
Daryl Zimmerman
George Pomeroy
Rebecca Wisner
Maria Misner – Recording Secretary

Visitors Present

Scott Bert – HRG

Chairman Benhart opened the Planning Commission meeting of October 18th at 6:00pm.

Approve Meeting Minutes from September 20th, 2016 Planning Commission Meeting

MOTION: George Pomeroy moved to approve the minutes from September 20, 2016 as presented. Rebecca Wisner seconded the motion which passed unanimously.

SD2016-014 – Volvo – Overall SWM Plan & Access Road

Scott Bert explained that Volvo wants to put an access road in, but the Conservation District has asked them to do a master stormwater management plan for present and future development instead of the small individual basins

around the campus. The project is partially in the Borough of Shippensburg and partly in Southampton Township.

Tim Cormany reviewed his letter of October 5th and Ryan Clark's letter of October 12th. Even though there were numerous comments, there were no design comments and all were easily addressable.

Tim stated that a lighting plan was submitted, but the lights that were proposed are not made any more, so a new plan will need to be submitted.

Scott replied that there are no plans to put lighting in at this time. It would be beneficial to put off the lighting approval until they are needed, lest the newly proposed lights become obsolete as well. This was suitable to Mr. Cormany and the Planning Commission.

Tim Cormany stated that a note regarding the lighting not being required until there is a land development plan should be put on the plan.

MOTION: Maria Misner moved to approve the Waiver of Plan Scale (700.1). Dave Rohr seconded the motion which passed unanimously.

MOTION: Dave Rohr moved to approve SD2016-014 Volvo Stormwater and Access Road foregoing Number 4 on Tim Cormany's letter of October 5th which would delay the lighting requirements until such time as they are needed. Approval is conditional pending that other engineer's comments are satisfied. George Pomeroy seconded the motion which passed unanimously.

SD 2016-015 Shippensburg Borough – Biosolid Storage Pad for WWTP

This is an 11,316 sf biosolid storage pad similar to the two existing pads on site.

Tim Cormany stated that the overall design is completed, but Ryan felt there needs to be some clarification on stormwater. There are no design comments.

MOTION: George Pomeroy moved to approve the final Land Development Plan for SD2016-015 Shippensburg Borough Biosolid Storage Pad for the Waste Water Treatment Plant provided all comments from Tim Cormany's letter of October 13th, and Ryan Clark's letter of October 18th, are satisfied.

Rebecca Wiser seconded the motion which passed unanimously.

SALDO & Zoning Amendment Discussion

Tim Cormany went through both the SALDO and Zoning Amendments with the planning members.

Discussion Highlights:

Mr. Cormany explained that some changes were made due to the Comp Plan revisions.

There are legal changes that bring the ordinance into more compliance with the MPC requirements such as the amount of days required to act on a plan and how many days are allowed before an applicant is notified of the decision.

When a plan comes into the Township that may be affected by the Official Township Map a note will be added to the plan as an alert that there may be special requirements for the plan.

Dave Rohr asked if there is any provision for a secondary/emergency access for Commercial and Industrial use for a specific size and above.

Tim replied that there was not. He felt if there was multi-family residential development or commercial or institutional "non-residential" development there could be an option for requesting a secondary or emergency access.

Flag Lots have more design standards.

There are new design requirements for cul-de-sacs so they are easier to plow and private right-of-ways in 804.19.

Recreation Facilities and Fees in Lieu of Land for Recreation have a new large section. The new Parks and Recreation Authority needs to develop its own comprehensive recreation plan to determine where the recreational needs are, but the municipalities need to institute requirements in their ordinances whereby either land is dedicated for recreation or more people will just pay fees for dwelling units so that more money can go into recreational facilities. If land is being dedicated for recreation, there are requirements that it cannot be in stormwater basins or in inappropriate terrain, it has to have recreation facilities accessible for the public.

Maria has given Tim a few examples of recreation ordinances that include commercial and industrial development as well. They are trying to incorporate the best of all ordinances.

There are a lot of road construction specifications. Tim stated that there needs to be a process in place where the roads are inspected to the engineered standards as they are being installed.

The stormwater waiver section has added language to limit waivers to 10,000 total square feet of impervious surface.

ZONING DISCUSSION

Many of the changes are a result of the Comp Plan.

Map Changes

One of the big changes for zoning is cutting the R district into two districts. There will no longer be an "R" district, but there will now be R1 & R2 districts. Both are Residential, but R2 will have a higher density.

A few areas that are currently agricultural will now be R1.

Other Changes

There are a lot of changes in regard to signage. The new ordinance should make it easier to regulate. All signs are addressed as far as placement of setbacks.

There was discussion about Granny Flats/ECO housing. Tim said he would add something that addresses that issue.

Cottage Farm Industries have been an issue, so that section has been revised. Some of the uses have been removed like automobile uses. Agricultural marketing (food stands) and Agro tourism (corn mazes, pick your own, educational) are new terms not covered before.

The other change in parking was the number of parking spaces for shopping centers, which dropped from 5.5 to 4.5.

Building height has been increased to 65 ft high due to the amount zoning variances that have been requested.

MOTION: After reviewing the Subdivision and Zoning Amendments, George Pomeroy moved that the Planning Commission recommend approval of the Subdivision and Land Development Ordinance Amendments and the Zoning Amendments. Dave Rohr seconded the motion which passed unanimously.

The meeting was adjourned at 7:47pm.

Respectfully Submitted

Maria Misner
Recording Secretary