



**Southampton Township**  
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Shippensburg, PA 17257  
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PLANNING COMMISSION MEETING FOR  
TUESDAY, APRIL 19TH, 2016  
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING

**Members Present**

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

**Visitors Present**

Domenick Mancini – Shippensburg University  
Delvin Zullinger – Curfman & Zullinger Surveying

Dave Rohr – Vice Chairman opened the Planning Commission meeting of April 19th at 6:00pm.

Approve Meeting Minutes from Tuesday, January 19th, 2015 at 6:00pm at Southampton Township Building

MOTION: Daryl Zimmerman moved to approve the minutes from January 19th, 2016. George Pomeroy seconded the motion which passed unanimously.

SD 2016-004 Arlin Wadel – Land Development

This is a proposed land development for a 41,180 sq ft poultry operation.

Dave Rohr – Vice Chairman reviewed the following Martin & Martin Comments from Tim Cormany's letter of April 6, and Ryan Clark's Stormwater Review of April 19th.

*Tim Cormany's Letter of April 6<sup>th</sup>*

**GENERAL COMMENTS**

1. The applicant is requesting via a note on Plan Sheet 1 of 6 a modification of requirements relative to a waiver of the Preliminary Plan. Said request is not necessary as Preliminary/Final Plans are permitted via §404.1.
2. County Conservation District approval and an NPDES permit are required. (600.8.A)
3. The applicant will be required to guarantee the completion of all public improvements prior to the release of an approved Final Plan. (700.6) Our office is prepared at the applicable time to review an engineer's cost estimate in an effort to determine an appropriate amount for said security. Prior to the release of said security, a certified as-built survey of the improvements will be required for review and Township records. (700.9)
4. The cartway width for State Route 696 should be indicated. (§600.1.B)
5. Even though no new driveway access is proposed, the standard PennDOT H.O.P. note should still appear on the plan. (§700.8)

**DESIGN COMMENTS**

1. Our office has not yet completed its review of the storm water management plan. A separate review will be forthcoming shortly in this regard. (906)
2. The State Route 696 intersection with Two Turn Road was identified in the Township's Comprehensive Plan as a safety issue due to poor sight distance, specifically for Two Turn Road traffic looking left at the stop sign. A clear sight easement of appropriate dimension should be implemented to restrict any additional obstructions on the Wadel property and its quadrant of the intersection. The Township and applicant should also consider any other potential improvements or revisions on the Wadel property that may improve traffic safety.

*Ryan Clark's Letter of April 19<sup>th</sup>*

**General Comments**

1. According to the soil limitations provided on the plans, the project is prone to sinkhole formation. Per the PADEP SWM Design Manual projects in karst are to be designed with a loading ratio of 5 acres of impervious area to 1 acre of filter area. Applicant should verify that the proposed infiltration facilities meet this design guidance. (906.3.D)
2. Due to the size of the proposed infiltration basin, and level bottom, we recommend that underdrains be specified for dewatering purposes. In addition, provide a typical detail for the type of outlet release valve proposed for the underdrain system. (906.3.E & F)
3. Provide stormwater pipe profiles, verifying that minimum clearances under the proposed building are provided with this project. (906.3.E)

4. Stormwater management for this project involves infiltration. Plans shall indicate depth of limiting zone as part of defining the characteristics of subsurface conditions of the areas proposed for the infiltration facilities. (906.3.H & 906.4.L)
5. Identify the extent and type of matting proposed for the spillways of the infiltration basin and infiltration terrace on Sheet 1 of the PCSM Plan. Additionally on Sheet 1 of the PCSM Plan, label Channel 1 and identify the type matting to be used.
6. Verify the proposed matting for the primary and emergency spillways is adequate for conveying the 25-yr post developed storm event in a non-erosive manner (906.4.D).

Mr. Delvin Zullinger stated that all of the comments made by Martin & Martin would be easy to satisfy. He explained how the poultry operation would work and answered all questions by the Planning Commission.

There was discussion regarding Mr. Cormany's Design Comment. Maria stated that this location was specifically noted in the Comp Plan as a safety issue. If an easement can be added to the plan at this time that will prevent the situation from getting worse, like planting trees or installing a fence, it should be added to the plan at this time.

MOTION: George Pomeroy moved to approve SD2016-004 Arlin Wadel Contingent upon all outstanding comments being satisfied, outside agency's approvals being obtained and bonding is secured. Dave Rohr seconded the motion which passed unanimously.

MOTION: George Pomeroy moved to adjourn the meeting at 6:30, Daryl Zimmerman seconded the motion which passed unanimously.

Respectfully Submitted

Maria Misner  
Recording Secretary