



Southampton Township
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PLANNING COMMISSION MEETING FOR
WEDNESDAY, MAY 17, 2017
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING

Members Present

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

Others Present

Tim Cormany – Martin & Martin

Visitors Present

Delvin Zullinger – Curfman/Zullinger
Alyssa Proctor – Rowe Run Rd
Wesley & Lucy Zimmerman – Spring Ridge Road
Steve Bender

Chairman Benhart opened the Planning Commission meeting of May 17th at 6:00pm.

Approval of Minutes from February 21st, 2017

MOTION: Daryl Zimmerman moved to approve the minutes from February 21, 2017. Dave Rohr seconded the motion which passed unanimously.

SD2017-002 – Wesley & Lucy Zimmerman – Land Development – Poultry Barn

The purpose of the plan is to develop a chicken house that is 600 x 42.

Mr. Tim Cormany from Martin & Martin was present to review his letter of April 21st and Mr. Ryan Clark's letter of May 10th.

Mr. Cormany stated that although there were a number of comments, they were minor and there were no design comments.

Mr. Delvin Zullinger brought revised plans that evening and delivered them to Mr. Cormany for further review. He felt that all of Mr. Cormany's comments were addressed and almost all of the stormwater was taken care of.

Mr. Cormany felt that he and Ryan could have revisions for the board of supervisors meeting on May 23rd.

MOTION: George Pomeroy moved to recommend approving the plan for SD2017-002 for Wesley Zimmerman provided the supervisors were able to review the revised plans with Martin & Martin comments at the May 23rd supervisor's meeting. Maria Misner seconded the motion which passed unanimously.

SD2017-003 Stephen Bender – Subdivision

Mr. Cormany stated that the purpose is to subdivide parcel J-1 from Lot J. There are two streams flowing along the side and through the lot which make development difficult. Lot J-1 is a suitable place for development, but access is very difficult.

The proposed method of access is a half-mile lane that begins on Rowe Run Road on Landis Weaver's Lane, and then breaks off to a private driveway. The current ordinance states that any dead-end street has a maximum length of 500ft., so there are a series of waivers of modification requirements regarding the driveway.

Because the driveway crosses another parcel (Landis Weaver), it would have to be a Private Right-of-Way. Even though it is very long, Mr. Cormany felt they had a good argument for needing to access the lot in a unique way. The physical features and obstacles prevent easy access to the highway.

He also felt that since half of the driveway already exists on Mr. Weaver's property, the newly developed driveway would be built to match. He felt there were merits to the modification requests.

The main concern from the planning commission was for emergency equipment access and turn-around area for deliveries. They asked that an emergency turn-around be shown on the plan.

MOTION: Maria Misner moved to approve the Sewer Facilities Planning Module since the SEO had signed off on it. Daryl Zimmerman seconded the motion which passed unanimously.

MOTION: Dave Rohr moved to table SD2017-003 Stephen Bender until a turnaround could be shown on the plan and stormwater could be demonstrated due to the construction of the road. George Pomeroy seconded the motion which passed unanimously.

Maria Misner stated that she will still send the Sewer Facilities Planning Module to the supervisors in order to get that approved and sent in to DEP. She will also bring the Modifications to them to get their input before the new plans are drafted in case they have additional comments.

Maria informed the board that the new SALDO and Zoning Ordinance have both been approved and are at the solicitor's who is creating a table of contents. As soon as she can get printed copies she will distribute to the commission.

Mr. Cormany added that these are the last plans that will be reviewed under the old ordinance.

Adjournment

The Planning Commission meeting was adjourned at 6:24 on a motion by Dave Rohr and second by George Pomeroy. Motion passed unanimously.

Respectfully submitted

Maria Misner
Recording Secretary

