



Southampton Township
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PLANNING COMMISSION MEETING FOR
TUESDAY, JULY 19, 2016
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 – Township Engineer

Visitors Present

Michael Lusaitis – Steckbeck Engineering/Dollar General

Chairman Benhart opened the Planning Commission meeting of July 19th at 6:00pm.

Approve Meeting Minutes from April 19th, 2016 Planning Commission Meeting

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

SD 2016-007 Paul & Pam Witter – Subdivision Plan

This is a subdivision from Paul and Pam Witter creating and conveying a 28.86 acre lot addition (Lot 5) to James and Susan Weaver.

All comments have been satisfied.

MOTION: Daryl Zimmerman moved to approve the Non-Building Waiver for SD 2016-007. George Pomeroy seconded the motion which passed unanimously.

MOTION: Maria Misner moved to approve SD 2016-007 Paul & Pam Witter, Final Land Subdivision Plan, George Pomeroy seconded the motion which passed. Dave Rohr abstained due to proximity.

SD 2016-006 Dollar General – Final Land Development Plan

Regarding the Fire Chief Letter – Mr. Lusaitis indicated that his client was willing to install the Knox Box as recommended. Mr. Lusaitis asked if it was a requirement of the Township to install the fire hydrant.

Mr. Cormany stated that Section 805.3 of the SALDO states that fire hydrants should not be more than 400 feet apart.

Mr. Lusaitis asked if they could install the hydrant on Mapleton on the southeast corner towards the building? Mr. Cormany said he didn't believe this would be a problem.

Maria Misner recommended they coordinate with the Water Authority prior to installation.

Mr. Lusaitis will resubmit the lighting plan with LED bulbs and put screening on the residential sides. He indicated that the Stormwater calculations indicate a reduced flow for every storm event up to the 100-year storm.

MOTION: Dave Rohr moved to table SD2016 – Dollar General due to the multiple design comments from Mr. Cormany's letter of June 17th, and Ryan Clark's letter of July 13th, and other outside agency revisions necessary. Daryl Zimmerman seconded the motion which passed unanimously.

Maria Misner announced that she had regrettably received a letter of resignation from Dale Forney that day. Mr. Forney was an asset to the Planning Commission and his input will be missed. His last meeting will be August 2016.

The Township will be receiving letters of interest in serving on the Planning Commission in the near future.

MOTION: George Pomeroy moved to adjourn the meeting at 6:35,
Daryl Zimmerman seconded the motion which passed
unanimously.

Respectfully Submitted

Maria Misner
Recording Secretary