



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

PLANNING COMMISSION MEETING FOR  
TUESDAY, AUGUST 16, 2016  
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING

**Members Present**

Jack Benhart – Chairman  
Dave Rohr – Vice Chairman  
Daryl Zimmerman  
George Pomeroy  
Glenn Pugh  
Dale Forney  
Maria Misner – Recording Secretary

**Others Present**

Tim Cormany – Township Engineer

**Visitors Present**

Randy Goshorn – DEBEI  
Steve Wolfe – DEBEI  
Mike Swank – Steckbeck Engineering/Dollar General  
Ryan Kahn – Resident

Chairman Benhart opened the Planning Commission meeting of August 16th at 6:00pm.

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

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

SD 2016-006 Dollar General – Final Land Development Plan

Mr. Mike Swank was in attendance to represent the plan.

MOTION: Maria Misner moved to remove SD 2016-006 Dollar General from the table. Glenn Pugh seconded the motion which passed unanimously.

Tim Cormany reviewed his letter for Dollar General dated July 29<sup>th</sup> and Ryan Clark's letter dated August 15<sup>th</sup>. Mr. Cormany stated that the remaining Design Comment from Ryan Clark's letter was more of a comment for the Township.

The Fire Chief's comments were addressed satisfactorily.

Mr. Swank stated that the remaining comments were easily addressable and they had no problems with any of them.

Mr. Cormany had no concerns with approving the plan with conditions.

MOTION: Dave Rohr moved to approve SD 2016-006 Dollar General – Final Land Development Plan. Daryl Zimmerman seconded the motion which passed unanimously.

SD2016-009 CVRDC – Subdivision Lots 5, 5A, 7 & 8

This was another subdivision of United Business Park. The plan was represented by Mr. Steve Wolfe of DEBEI. Mr. Wolfe provided a new master plan of the park.

MOTION: Maria Misner moved to approve the waiver request of Contour Requirements. Dale Forney seconded the motion which passed unanimously.

MOTION: Maria Misner moved to approve the final land subdivision for Lots 5, 5A, 7 & 8. George Pomeroy seconded the motion which passed unanimously.

SD 2016-008 United Business Park – Land Development – Lot 7

Mr. Randy Goshorn was in attendance to represent the plan.

Mr. Cormany Reviewed his letter dated August 15<sup>th</sup> and Ryan Clark's letter dated August 16<sup>th</sup>. There were numerous comments from both Mr. Cormany and Mr. Clark.

MOTION: Maria Misner moved to table SD 2016-008 United Business Park – Land Development – Lot 7 due to the Fire Chief's review and the Lighting comments still being outstanding and numerous comments received from both Mr. Cormany and Mr. Clark. Dale Forney seconded the motion which passed unanimously.

Ryan Kahn was present and told the board he had received a letter of violation from the Township for putting out a sign for a small business he has been doing at his property for several years.

Although the board had no authority to act in the situation, they discussed the issue with Mr. Kahn stating that zoning has been implemented since 2004 and the zoning districts were well discussed and thought out before passing the ordinance. Mr. Kahn stated he will be attending the BOS meeting the following week.

SALDO Amendment Discussion

Tim Cormany brought amendments to the current SALDO and handed them out to the Planning Commission. After a brief review he asked the Commission to review it and address any issues they may have at the next Planning Commission meeting.

Dale Forney Farewell – The board expressed their gratitude and best wishes to Mr. Forney who is moving out of the Township and must resign from the Commission.

MOTION: The meeting was adjourned on a motion by Dale Forney and a seconded by Glenn Pugh. The motion passed unanimously.

Respectfully Submitted

Maria Misner  
Recording Secretary