

TOWNSHIP OF SOUTHAMPTON MINUTES
FOR THE REGULAR MEETING OF THE BOARD OF SUPERVISORS
SOUTHAMPTON TOWNSHIP MUNICIPAL BUILDING

6:30AM

September 13, 2016

MEMBERS PRESENT

Paul Witter – Chairman
Samuel Cressler – Secretary/Treasurer

OTHERS PRESENT

Patrick Redding – Township Solicitor
Carol Redding – Township Solicitor via Skype
Maria Misner – Recording Secretary

VISITORS PRESENT

Jody Cole – Shippensburg Public Library
Margaret Light – Shippensburg Public Library
Scott Bert – HRG

Chairman Witter called the meeting of September 13th, 2016 to order at 6:30am and announced the meeting was being recorded.

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

VISITOR REMARKS

There were no visitor remarks.

APPROVAL OF THE BOARD OF SUPERVISORS MINUTES FOR THE REGULAR MEETING OF AUGUST 9TH 2016.

The minutes for August 9th were approved as presented.

OLD BUSINESS

There was no Old Business

NEW BUSINESS

Library Update

Jody Cole and Margaret Light thanked the supervisors for their on-going support and gave an update on the renovations to the library. The building on the other side of the creek has been demolished and will make room for approximately 48 new parking spaces.

They are beginning phase two and attempting to raise \$1.5 million dollars. They asked that Southampton Township would consider donating another \$50,000 towards the goal.

Samuel Cressler asked for them to submit a letter requesting support. The Supervisors will be working on the budget in the near future.

Muddy Run Speed Limit Request

MOTION: Supervisor Witter moved to authorize Solicitor Carol Redding to prepare a 35pmh speed limit ordinance for Muddy Run Road to be advertised for adoption at the next morning meeting, October 11th, 2016. Samuel Cressler seconded the motion which passed unanimously.

Codification Update

Supervisor Cressler stated that since the owner of our current codification company has passed away, it is necessary to get a new one.

Maria Misner reported that the staff along with Mr. Cressler has been examining two different codifiers, in great detail. They had presentations by both Municode and General Code. Municode offered the best price with features including easy on-line user interface, notification of changes, tracking changes in red, archiving and excellent search attributes. Minutes can be uploaded and searched by keyword. The fee is \$750/year.

Maria continued that Municode will post the Township's existing code online for free. Meanwhile review of the existing ordinances will be taking place. The existing code is old, inconsistent, there are overlaps and it has not been updated in years.

MOTION: Supervisor Cressler moved to go with Municode as the Township Codifier. Supervisor Witter seconded the motion which passed unanimously.

Resolution 2016-003 CVRDC Stormwater Easement Agreement

Samuel Cressler stated that the agreement is between CVRDC and Southampton Township regarding Lot 1D. When other documents were files in relation to this, the Stormwater Agreement was overlooked. This will close the permission of the easement.

MOTION: Samuel Cressler moved to approve Resolution 2016-003. Supervisor Witter seconded the motion which passed unanimously.

SUBDIVISIONS

SD2016-010 Wenger Feed – Revised Site Plan

Scott Bert was present to explain the plan to the supervisors. The warehouse is being extended on existing impervious surface. The present stormwater detention basin is sufficient to handle the water; however, it is being brought up to meet current water quality standards with a gravel diaphragm.

MOTION: Supervisor Witter moved to approve 2016-010 Wenger Feed Revised Site Plan with bonding as approved by Ryan Clark of Martin & Martin. Samuel Cressler seconded the motion which passed unanimously.

SD2016-012 Mark Smith – Stormwater Waiver Request

Maria Misner conveyed that Mark Rock of Old Mill Road would like to put a 60 by 100' pole building on 8.6 acres. He has submitted a stormwater waiver request (906.2) prepared by Delvin Zullinger, who demonstrated there is an existing shallow slope that drains towards a creek that is 600' away.

Maria said the stormwater flow will follow a natural drainage pathway provided the spouting is directed to the Southeast corner of the proposed building.

MOTION: Supervisor Cressler moved to approve SD2016-012, Mark Smith – Stormwater Waiver Request provided all spouting and drainage is directed to the Southeast corner of the building. Supervisor Witter seconded the motion which passed unanimously.

SD2016-013 Lavern Rock – Stormwater Waiver Request

This is a revision of a stormwater waiver request (906.2) that Lavern Rock made in 2014. He would like to increase the size of a building that was previously approved from 8,000sf to 12,000sf.

There was extensive discussion with Pat and Carol Redding regarding limitations of size of a building that could/should be eligible for a stormwater waiver and conditional language if an approved waiver request would fail to perform as planned.

Solicitor Redding will work on language for an amendment to the Stormwater Waiver 906.2 for the SALDO update.

MOTION: Supervisor Witter moved to approve SD2016-013 Lavern Rock – Stormwater Waiver Request contingent upon satisfactory performance of the drainage as proposed. If proposed methods are not sufficient, and it is determined that stormwater is running onto adjoining property, Mr. Rock would be required to remediate the situation to the

Township's standards. Samuel Cressler seconded the motion which passed unanimously.

REPORTS OF TOWNSHIP OFFICIALS AND AGENCIES

Notice of Appeal From the Court of Common Pleas – Solicitor Redding stated that they needed a copy of the appeal for the William Caldwell case because they were going to file a continuance.

Solicitor Carol Redding stated that in the preliminary hearing Judge Williams said the Township Ordinance was clear that Mr. Caldwell had to pump during a specified amount of time. Mr. Caldwell did not do that, so it was appropriate for a fine. However; Judge Williams said the fines in the Ordinance were not sufficient to support attorney fees which have already amounted to around \$600. The Judge also told Mr. Caldwell that he was risking the possibility of the fines increasing if he appealed because it is based upon the days of the violation. Mr. Caldwell is still appealing.

There was further discussion regarding proceeding with the appeals case.

Patrick Redding asked for authorization to proceed with the appeal. They will file a continuance to reset the date.

MOTION: Supervisor Cressler moved to authorize Pat and Carol Redding to pursue the William Caldwell Appeal from the Court of Common Pleas. Supervisor Witter seconded the motion which passed unanimously.

SALDO Amendments

Maria Misner gave the supervisors a copy of the Amendments to the Subdivision and Land Development Ordinance that Tim Cormany prepared based upon meetings he had with Doug and her. These updates will make the Township more compatible with the MPC. She intends on going through the Amendments in detail and asks the supervisors to go over it as well.

Mr. Cormany is now going through the Zoning Ordinance to amend it likewise. After review by Supervisors and the Planning Commission and it is given preliminary approval, it will need to be advertised for adoption.

She stated that now that a Codification Company has been approved. The existing code will be given to them to post for free. As the Ordinances are amended, they will be sent to the Municode as well to update. They will archive old ordinances and a record will be created.

Supervisor Witter questioned some of the changes in the Zoning Ordinance.

Sam Cressler suggested a timeline be created so that both ordinances can be adopted in the near future.

The following timeline was discussed.

- Subdivision Amendments - already received begin review ASAP
- Zoning Amendments – receive by September 27th BOS meeting
- Review/Revision – October 18th Planning Commission
- Motion to Advertise - October 25th BOS meeting
- Adoption of both ordinances - November 8th BOS meeting

Maria will contact Tim Cormany to make sure he has the Zoning Amendments completed by September 27th.

ACTION ON PAYING BILLS

MOTION: Supervisor Witter moved to pay the general fund in the amount of \$58,143.93. Supervisor Cressler seconded the motion which passed unanimously.

The meeting was adjourned by Supervisor Witter at 7:58am.

Respectfully Submitted

Maria Misner
Recording Secretary