

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

6:00PM

September 27, 2016

**MEMBERS PRESENT**

Paul Witter – Chairman  
Greg Richardson – Vice Chairman  
Samuel Cressler – Secretary/Treasurer

**OTHERS PRESENT**

Doug Shields – Code Enforcement  
Maria Misner – Planning/Recording Secretary

**VISITORS PRESENT**

Randy Goshorn – DEBEI  
Aaron Shirk – Resident  
Mr. & Mrs. Steve & Carole Kann – Residents  
Robin Woodley – News Chronicle  
Olivia Allen

**Chairman Witter called the meeting of September 27th, 2016 to order at 6:00PM and announced the meeting was being recorded.**

**PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

**VISITOR REMARKS**

**APPROVAL OF THE BOARD OF SUPERVISORS MINUTES FOR THE REGULAR MEETING OF SEPTEMBER 13TH 2016.**

The minutes for September 13<sup>th</sup> were approved as presented.

**OLD BUSINESS**

Landscape Quotes for Building #1

The quotes were submitted using the Landscape Plan requested by the Supervisors with specific stone.

MOTION: Supervisor Richardson moved to award Zullinger & Brenize the Landscape project for Building #1. Paul Witter seconded the motion which passed unanimously.

## **NEW BUSINESS**

### Appeal of Code Enforcement Officer Decision - 3230 Orrstown Road – Notice of operating a non-permitted business in a Residential Zone.

Doug Shields stated that he sent a letter to Mr. Ryan Kann indicating that he was in violation by putting up a sign for a commercial activity in a residential zone. Mr. Kann was at the last meeting and took down the sign. Since that time the signs have gone back up. Mr. Shields sent out another letter to the owners Mr. & Mrs. Steven & Carol Kann.

Mr. Steve Kann asked when the Zoning Ordinance passed and if people were notified.

Supervisor Cressler replied that it was a long and involved process. It was properly advertised in the papers, and they even had a booth at the Shippensburg Fair. Every attempt was made to make the public aware. It passed in 2004.

There was further discussion regarding the zoning districts and what is permitted in the different zones.

Doug shields stated that small engine repair is not a permitted use in a residential zone where the property is located. The only way to allow it is to have a zoning map change for that residence. To do that would be spot zoning and that would be illegal.

### Passing Zone Concerns on State Route 433 -

A letter was received by Mr. Brian Zullinger expressing his concerns regarding the passing zone in front of Zullinger/Brenize Landscaping Business on SR433.

MOTION: Supervisor Witter moved to authorize Sam Cressler to write a letter to PennDOT asking to re-evaluate the passing zone on SR433. Supervisor Richardson seconded the motion which passed unanimously.

## **SUBDIVISIONS**

### SD2016-008 United Business Lot #7 - Land Development Plan

Maria Misner stated that this plan was seen by the Planning Commission in August and was tabled due to the number of outstanding comments. It was seen again in September with all of the comments being addressed with the exception of bonding being secured and SBA approval.

Randy Goshorn explained Chambersburg Area Development Corporation (CADC) is actually purchasing the lot from CVRDC. The new user already has a business in Chambersburg and will be moving to this lot. There will be approximately 40 people on a shift.

Mr. Goshorn explained that SBA approval has been delayed due to the legal issues CVRDC was having with them. He feels they are a few weeks away from approval.

MOTION: Supervisor Richardson moved to conditionally approve SD2016-008 United Business Park – Lot 7, provided they get SBA approval and secure construction security in the amount approved by Martin & Martin.

#### SD2016-001 Aaron & Grace Shirk

Maria Misner stated that Mr. Shirk had a plan approved two years prior, but the plan was never released. Mr. Shirk completed the stormwater portion prior to any improvements. There was an as-built performed on the stormwater earlier this spring that was approved by Martin & Martin. There is no stormwater to review currently for this facility. Mr. Shirk is now proceeding to build a warehouse for storage.

The only thing outstanding is fire chief review.

MOTION: Paul Witter moved to approve SD2016-011 Aaron & Grace Shirk provided they get Fire Chief approval. Supervisor Richardson seconded the motion which passed unanimously.

### **REPORTS OF TOWNSHIP OFFICIALS AND AGENCIES**

Advertise for Muddy Run Road – Solicitor Redding stated that she has advertised for the Public Hearing on October 11<sup>th</sup> at 6:40 and adoption for 6:45 for speed limit change on Muddy Run Road.

Zoning Amendments – Maria Misner stated that the draft Zoning Amendments to the ordinance have been given to the supervisors. SALDO and Zoning Amendments will be reviewed at the October Planning Commission meeting with Mr. Tim Cormany and then with the Supervisors at the October meeting with Mr. Cormany. A plan to advertise for adoption can be made when everyone is satisfied with the amendments.

There was discussion regarding a zoning map change on SR433. It was decided that any deliberation should be driven by the residents in the surrounding area.

### **ACTION ON PAYING BILLS**

MOTION: Supervisor Witter moved to pay the general fund in the amount of \$77,262.80. Supervisor Richardson seconded the motion which passed unanimously.

Chairman Witter called for executive session at 6:34pm for discussion regarding litigation with USX.

Executive session was ended at 7:11pm with no action being taken.

The meeting was adjourned by Supervisor Witter at 7:11pm.

Respectfully Submitted

Maria Misner  
Recording Secretary