

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

5:00 p.m.

January 23, 2018

**MEMBERS PRESENT**

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

**OTHERS PRESENT**

Doug Shields – Code Enforcement  
Maria Misner – Planning/Recording Secretary  
Kathy Durf – Administrative Assistant

**VISITORS PRESENT**

Kurt Williams – Salzmann Hughes  
Dave Thomas – Matrix  
Scott Bert – HRG  
Valerie Stum – 316 Franklin Way  
Eric Stump – HRG  
John & Helen Sheaffer – 306 Franklin Way  
Millie Koser – 314 Franklin Way  
Audrey Watson – 308 Franklin Way

**PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

**APPROVAL OF THE BOARD OF SUPERVISORS MINUTES FOR THE REGULAR MEETING OF JANUARY 9TH, 2017**

The minutes for the regular meeting on January 9th were approved as presented.

**OLD BUSINESS**

There was no old business

**NEW BUSINESS**

CFJMA Joint Agreement

Supervisor Cressler stated this agreement is consistent with the previous maintenance agreements signed with CFJMA.

MOTION: Supervisor Cressler moved to approve the CFJMA Joint Agreement.  
Supervisor Witter seconded the motion which passed unanimously.

Valerie Stum & Neighbors – Franklin Way

Ms. Stum stated that she and her neighbors realize that Franklin Way is a private drive; however, when plowing snow, they ask that Township takes more care to not leave a pile in the middle of the road when transferring from the Township Road.

Supervisor Witter stated that the Township would do a better job in the future.

### IT Support Agreement –

Supervisor Cressler stated that the existing support contract expired. This is an agreement to renew the Township's IT Contractor to provide remote backup and service for the office server and equipment.

MOTION: Supervisor Richardson moved to renew the IT Support Agreement. Supervisor Witter seconded the motion which passed unanimously.

### **SUBDIVISIONS**

#### United Drive Bond Agreement

Maria Misner stated that CVRDC is going through the process of dedicating a portion of United Drive. An 18-month maintenance bond is required at 15% of the construction price. Based upon the construction costs, the maintenance bond would be near \$300,000. This amount is quite high based upon the actual amounts that would be required if the roadway failed. Ryan Clark recommended an amount that would be more in line.

MOTION: Supervisor Witter moved to approve the Maintenance Bond amount of \$150,000 and to advertise for the resolution to take over United Drive for action at the 2/27 Board of Supervisors meeting. Supervisor Richardson seconded the motion which passed unanimously.

#### SD2017-007 Matrix Shippensburg III – Subdivision

This proposed subdivision creates the lot that will be developed by Matrix. Approval of the Matrix Land Development Plan is contingent upon approval of this subdivision. All comments have been addressed.

MOTION: Supervisor Cressler moved to approve the Non-Building Waiver as recommended by Township SEO. Supervisor Witter seconded the motion which passed unanimously.

MOTION: Supervisor Cressler moved to waive (Section 31.600.A), Waiver of Plan Scale Requirements. Supervisor Witter seconded the motion which passed unanimously.

MOTION: Supervisor Cressler moved to approve the Final Land Subdivision for SD2017-007 Matrix Shippensburg III. Supervisor Richardson seconded the motion which passed unanimously.

#### SD2017-006 Matrix Shippensburg III – Land Development

Scott Bert gave a presentation of the proposed Land Development, discussing road access on Olde Scotland Road and the HOP, access points, stormwater, banked improvements, utilities and screening.

Mr. Bert provided line-of-sight drawings depicting screening for 4 different locations within the 200-foot buffer line. He explained that the landscape plan calls for a “woods affect” with evergreens, deciduous trees and grasses that will give a more natural feel along White Church Road as requested by the Supervisors during the Conditional Use Hearing.

MOTION: Based upon the recommendation by Vince Elbel, Township SEO, Supervisor Richardson moved to approve the Planning Module. Supervisor Cressler seconded the motion which passed unanimously.

MOTION: Supervisor Cressler moved to approve section (Section 31.600.A) Waiver of Plan Scale Requirements. Supervisor Richardson seconded the motion which passed unanimously.

MOTION: Supervisor Cressler moved to approve the Modification of Buffer Requirements (31-908.C.5) as presented. Supervisor Richardson seconded the motion which passed unanimously. A note should be added to the plan.

MOTION: Due to outstanding stormwater questions remaining, (specifically regarding White Church Road), and the modification of Lot 1D to be submitted simultaneously, Supervisor Richardson moved to table SD 2017-006 Matrix Shippensburg III. Supervisor Witter seconded the motion which passed unanimously.

#### SD2018 – 001 John & Susan Wenger – Subdivision

Maria Misner explained Parcel 1A is a lot addition to existing Lot 1. It will be a backyard lot addition. Lot 3 is being subdivided for a proposed dwelling that will replace a mobile home. The building lot went through a dimensional zoning ordinance that was granted to create a lot in the agricultural district that is smaller than the zoning ordinance permits. All Martin & Martin comments have been addressed.

MOTION: Based upon the recommendation of Vince Elbel, Township SEO, Supervisor Witter moved to approve the Non-Building Waiver. Supervisor Richardson seconded the motion which passed unanimously.

MOTION: Supervisor Richardson moved to approve Section (31.600.A) Waiver of Plan Scale Requirements. Supervisor Cressler seconded the motion which passed unanimously.

MOTION: Supervisor Witter moved to approve the Waiver of Stormwater Requirements due to the minimal net increase in impervious surface. Supervisor Richardson seconded the motion which passed unanimously.

MOTION: Supervisor Richardson moved to approve a Waiver of Section (31-805.E), well placement requirements. Supervisor Richardson seconded the motion which passed unanimously.

MOTION: Supervisor Witter moved to approve the final Land Subdivision for John & Susan Wenger. Supervisor Richardson seconded the motion which passed unanimously.

SD2018-002 Jonas R. Hoover, Arlin D. Hege, Daniel L. Mast - Subdivision

The intent is to take a small piece of land from Hoover and a small piece of land from Hege and add it to Mast. All Martin & Martin comments have been addressed.

MOTION: Based upon the recommendation of Vince Elbel, Township SEO, Supervisor Richardson moved to approve Form B -Non-Building Waiver. Supervisor Witter seconded the motion which passed unanimously.

MOTION: Supervisor Witter moved to approve the Waiver of Plan Scale Requirements (31.600.A). Supervisor Richardson seconded the motion which passed unanimously.

MOTION: Supervisor Richardson moved to approve the Waiver of Contour Requirements for two residual properties (31.700.A.18). Supervisor Witter seconded the motion which passed unanimously.

MOTION: Supervisor Witter moved to approve the final Land Subdivision Plan for Hoover, Hege & Mast. Supervisor Cressler seconded the motion which passed unanimously.

**REPORTS OF TOWNSHIP OFFICIALS AND AGENCIES**

Quarterly Training - Code Enforcement Officer, Doug Shields requested permission to attend quarterly PIMA training on February 7<sup>th</sup> & 8<sup>th</sup>.

MOTION: Supervisor Richardson moved to authorize Doug to attend quarterly PIMA training on February 7<sup>th</sup> & 8<sup>th</sup>. Supervisor Witter seconded the motion which passed unanimously.

**GENERAL FUND**

MOTION: Supervisor Witter moved to pay the general fund in the amount of \$45,985.82. Supervisor Richardson seconded the motion which passed unanimously.

The meeting was adjourned by Supervisor Witter at 6:15 p.m.

Respectfully Submitted

Maria Misner  
Recording Secretary