



Southampton Township  
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PLANNING COMMISSION MEETING FOR  
JANUARY 16TH, 2018  
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING

**Members Present**

Dave Rohr – Vice Chairman  
George Pomeroy  
Glenn Pugh  
Maria Misner – Recording Secretary

**Visitors Present**

Carl Bert – CBA  
Dave Thomas – Matrix  
Brian Goodling – HRG  
Scott Bert – HRG  
Eric Stump – HRG  
Delvin Zullinger – Curfman & Zullinger

Vice Chairman, Dave Rohr opened the Planning Commission meeting of January 16<sup>th</sup> at 6:00pm.

Approval of Minutes from August, 2017

MOTION: George Pomeroy moved to approve the minutes from August, 2017. Glenn Pugh seconded the motion which passed unanimously.

Election of Officers

MOTION: Maria Misner moved to reappoint the same officers as the preceding year. Glenn Pugh seconded the motion which passed unanimously.

SD2018 – 001 John & Susan Wenger – Subdivision

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.

Tim Cormany reviewed his comments from his letter dated January 4, 2018.

MOTION: Maria Misner moved to approve the Non-Building Waiver provided Vince Elbel signed off on it. George Pomeroy seconded the motion which passed unanimously.

MOTION: George Pomeroy moved to approve section 31.600.A the Waiver of Plan Scale Requirements. Glenn Pugh seconded the motion which passed unanimously.

Tim Cormany stated that because there is going to be a mobile home removed and a driveway eliminated, the total increase in impervious surface is only 145 square feet of impervious surface so they are requesting a waiver of stormwater. He has no objection to the request.

MOTION: Maria Misner moved to approve the Waiver of Stormwater Requirements due to the minimal net increase in impervious surface. George Pomeroy seconded the motion which passed unanimously.

Due to the small proposed lot size, placing a well at least 100 feet from any property line in common with an active agricultural operation is almost impossible.

MOTION: Glenn Pugh moved to approve a Waiver of Section 31-805.E, well placement requirements. George Pomeroy seconded the motion which passed unanimously.

MOTION: Maria Misner moved to approve the final Land Subdivision for John & Susan Wenger contingent upon any outstanding comments being addressed. George Pomeroy seconded the motion which passed unanimously.

SD 2017-007 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.

MOTION: Maria Misner stated that Vince Elbel, SEO, signed off on the Form B due to the existing septic system being eliminated. She therefore moved to approve the Non-Building Waiver. George Pomeroy seconded the motion which passed unanimously.

MOTION: George Pomeroy moved to waive Section 31.600.A, Waiver of Plan Scale Requirements. Glenn Pugh seconded the motion which passed unanimously.

MOTION: George Pomeroy moved to approve the Final Land Subdivision for SD2017-007 Matrix Shippensburg III. Glenn Pugh 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.

Scott provided line-of-sight drawings indicating screening for 4 different locations within the 200-foot buffer line.

Mr. Bert stated that in discussion with the Supervisors, Supervisor Cressler requested to heavily plant the area along Woods Road. Mr. Bert explained that to address that, the landscape plan calls for a “woods affect” with evergreens, deciduous trees and grasses that will give a more natural feel. They believe their proposed screening exceeds the request.

Mr. Dave Thomas added that Matrix feels that the buildings they are designing and creating are a little better than the ones they are competing with. Banked improvements such as parking lots and some stormwater will be predicated upon the end user.

Tim Cormany reviewed his letter of January 12, 2018.

Many comments are outside agency approvals. Of special notation:

#2. A note on the plan, ”indicating that while the ultimate tenant is currently unknown, details regarding number of employees and working shifts will be provided to the Township prior to occupancy to determine the adequacy of existing parking facilities.”

#5. There needs to be an access agreement with Lot 1D for Township review. (This will be submitted within the next few weeks.)

#6. The project is subject to the issuance of a PADOT Highway Occupancy Permit. As such, a copy of the application package should be provided to the Township and any applicable design changes as a result of PADOT review should be incorporated into this plan set. (31-700.H) (Notes are required on the plan. Although this is not reason to hold up the planning process, modifications may be required.)

#9. Grove Miller has a copy of the Traffic Impact Study.

#10. Lighting is in second stage of review.

#14. Township Fire Chief review. Dave Rohr and Fire Chief, Jamie White met with Scott Bert. They have made a number of comments that will be incorporated into the plan.

#15. Project may be subject to a fee-in-lieu-of for recreation facilities. This amount is set by ordinance by the Supervisors.

#### Design Comments

1. A Narrative or PPC Plan should be submitted to the Township prior to occupancy.
2. Screening design requires a modification due to trees being planted in the buffer zone. Tim feels they have done a good job screening based upon the topography in relation to surrounding homes and is not opposed to approval of the modification.

#### Stormwater Requirements

Although Ryan Clark, of Martin & Martin, did not have an opportunity to review the revised submission as of this date, he did discuss it with Tim who relayed the following:

Tim Cormany stated that from a stormwater management perspective, the majority of comments have been addressed. There are a couple of outstanding items that still need to be ironed out, such the intersection of Woods Road and White Church Road which is of primary concern, but nothing that involves the overall integrity of the stormwater design.

There will be a modification for Lot 1 to accommodate the access driveway and stormwater. Scott stated it should be submitted within a few weeks. Tim Cormany felt it was something that should be considered along with the rest of the plans.

Glenn Pugh felt that a tractor trailer would need a considerable amount of space to get up to speed in getting to the interstate when pulling onto Olde Scotland Road. He also believes a bottleneck may be created from the signal at I-81 back to this driveway and in general the intersection is going to be more serious than anticipated. There was

further discussion and it was generally agreed that careful attention should be paid to this intersection.

Eric Stump, Traffic Engineer for HRG was present and answered that he sees no major issues. They will try to bring the driveway intersecting Olde Scotland Road up as high as possible. They are not proposing any geometric widening of Olde Scotland Road. Traffic coming from the South is very low volume. They are looking at the northbound ramp of I-81 at United Drive, there may be signal changes. There should be minimal impact.

A widening lane would create a better situation. However, the cost would be significant and the tenant is unknown.

MOTION: Maria Misner moved to approve the Planning Module since Vince Elbel has signed off on it. George Pomeroy seconded the motion which passed unanimously.

MOTION: George Pomeroy moved to approve the Waiver of Plan Scale Requirements. Maria Misner seconded the motion which passed unanimously.

MOTION: Glenn Pugh moved to approve the Modification of Buffer Requirements (31-908.C.5) that they do not have to provide the actual plantings within the interior 25 feet, but according to the plan. Maria Misner seconded the motion which passed unanimously. A note should be added to the plan.

MOTION: Glenn Pugh moved to approve the Final Land Development Plan with the added comment that the Planning Commission is highly concerned about the traffic at the intersection of Olde Scotland Road. George Pomeroy seconded the motion which passed unanimously.

Tim Cormany stated Grove Miller, Township Traffic Engineers are reviewing the plan, he will contact them regarding the concern over the intersection at Olde Scotland Road.

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.

MOTION: Maria Misner moved to approve Form B -Non-Building Waiver based upon Vince Elbel signing off on it. George Pomeroy seconded the motion which passed unanimously.

MOTION: George Pomeroy moved to approve the Waiver of Plan Scale Requirements (31.600.A). Glenn Pugh seconded the motion which passed unanimously.

MOTION: Glenn Pugh moved to approve the Waiver of Contour Requirements for two residual properties (31.700.A.18). George Pomeroy seconded the motion which passed unanimously

MOTION: Maria Misner moved to approve the final Land Subdivision Plan for Hoover, Hege & Mast. George Pomeroy seconded the motion which passed unanimously.

Respectfully submitted

Maria Misner  
Recording Secretary