



Southampton Township
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PLANNING COMMISSION MEETING FOR
MARCH 19TH, 2019
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING

Members Present

Daryl Zimmerman
George Pomeroy
Rebecca Wisner
Maria Misner – Recording Secretary

Visitors Present

Marty Curfman – Curfman & Zullinger Surveying

Secretary Misner opened the meeting of March 19th at 6:00pm.

Election of Officers for 2019

MOTION: George Pomeroy moved to keep the current officers in place for 2019. Rebecca Wisner seconded the motion which passed unanimously.

SD2019-002 Robert & Joanne Creter – Subdivision of one lot for the construction of one single-family residential unit. New lot will utilize previously approved soil tested areas from a previous subdivision.

The commission questioned why 10B and 10-T1 were not joined since the Creter's own both parcels.

Mr. Curfman explained Lots 10B and 10-T1 will remain separate lots because the Creters are only 1/3 owner of the driveway; however, a note on the plan states they must be sold together, or the driveway must conform to Township standards.

Modification Request Section 31-806.D – One-time exemption of the recreation fee

The proposed subdivision does qualify for the one-time exemption fee. A note has been added to the plan stating all future subdivisions will be required to pay the fee.

MOTION: Having met the requirements of the one-time exemption of the recreation fee, George Pomeroy moved to approve the request of modification 31-806.D

Modification Request Section 31-906.B – Stormwater management waiver

The proposed subdivision does qualify for the Stormwater Management Waiver. The ordinance provides a waiver exemption for property up to 10,000sf of impervious surface. The proposed plan only proposes 5,500sf.

MOTION: Having met the requirements of the Stormwater Waiver, George Pomeroy moved to approve the waiver of 31-906.B. Rebecca Wisner seconded the motion which passed unanimously.

Modification Request Section 31-803.F.2 – Panhandle lot off of a cul-de-sac

This situation was created from a previously approved subdivision and does not differ from the previous plan.

MOTION: Because the existing situation precedes the current ordinance, George Pomeroy moved to approve the modification of flag-lot off of a cul-de-sac requirement Section 31-803.F.2. Rebecca Wisner seconded the motion which passed unanimously.

Approval of Planning Module

MOTION: Daryl Zimmerman moved to approve the Planning Module provided Vince Elbel, Township SEO, signs off on it. Rebecca Wisner seconded the motion which passed unanimously.

Approval of final Land Subdivision

The board reviewed the letter dated 2/28/19, by Tim Cormany, of Martin & Martin. Most comments have been addressed.

MOTION: Rebecca Wisner moved to approve the final Land Subdivision, SD2019-002, for Robert & Joanne Creter provided all of comments from Tim Cormany's letter of 2/28/19 have been satisfied. Daryl Zimmerman seconded the motion which passed unanimously.

SD2019-003 Barry Holtry – Land Development

Mr. Curfman felt that all of the comments from Tim Cormany's letter dated March 14th and Ryan Clark's letter dated March 19th would be easily correctible.

The board discussed design comment 1) from Tim Cormany's letter requiring 2 interior deciduous shade trees in the parking lot (31-908.A 39-304.D). Due to the numerous mature trees already existing on the property, and a possible safety issue created by interior trees, the board suggested a waiver of the existing requirement and suggested adding another tree around the perimeter.

MOTION: George Pomeroy moved to Table SD2019-003 until the waiver of landscaping requirements can be submitted, comments addressed and plans revised. Daryl Zimmerman seconded the motion which passed unanimously.

The meeting was adjourned at 6:35 by Secretary Misner.

Respectfully Submitted

Maria Misner
Recording Secretary