



Southampton Township
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PLANNING COMMISSION MEETING FOR
TUESDAY SEPTEMBER 17TH, 2019
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING

Members Present

Jack Benhart – Chairman
Dave Rohr – Vice Chairman
Daryl Zimmerman
Glenn Pugh
George Pomeroy
Rebecca Wisner
Maria Misner – Recording Secretary

Visitors Present

Delvin Zullinger – Curfman & Zullinger
Randy Goshorn – Dennis E. Black – Conditional Use

Others Present

Tim Cormany – Martin & Martin

Call to Order

Chairman Benhart called the Planning Commission Meeting to order at 6:00 p.m.

Approval of Previous Meeting Minutes

Approval of July 16th Planning Commission Meeting Minutes

MOTION: Glenn Pugh moved to approve the minutes from the July 16th Planning Commission meeting as presented. Dave Rohr seconded the motion which passed unanimously.

Plan Review

SD2019-008 – Ivan Lamar Leid – Poultry Operation

Mr. Cormany reviewed his letter dated September 16th (below). He stated that there was already one review of the plan and these are the remaining comments.

GENERAL COMMENTS

- 1. County Conservation District approval and an NPDES permit are required. (§31-600.G.1)*
- 2. The applicant will be required to guarantee the completion of all public improvements (i.e. storm water management, erosion controls, as-built survey) prior to release of an approved plan. (§31-700.F, I) Our office has received an engineer's construction cost estimate. Said estimate will be reviewed for accuracy and a determination of security will be issued under separate correspondence. Please note that prior to the release of any security, a certified asbuilt survey is required.*
- 3. The plan should be provided to the local Fire Chief for review and comment. (§31-601.H)*

4. The storm water management revisions have satisfactorily addressed this office's previous comments. Please note that the applicant has requested a modification of requirements with regard to the minimum bottom slope for Basin #1. As this basin is designed for infiltration purposes, our office has no objection to the requested modification to a 0% design slope. (§31-906.D.4)

Mr. Cormany stated that in his first review he asked for the frequency of trucks, truck sizes and weights associated with the hog operation.

Delvin Zullinger, surveyor of the plan, was able to obtain the traffic information. The turnaround time for the hogs is about 6 ½ truckloads of pigs per year with a week of cleanout in between. When this is calculated over the year it is approximately 78 loads, each weighing about 28 tons. The feed trucks are heavier weighing about 38 tons which are delivered every 11 days.

Maria Misner stated that there is a weight limit on MacClays Mill Road. This was because of the bridge in Middle Spring being substandard. The bridge has since been rebuilt and the weight restriction is no longer required. The Supervisors are therefore removing the restriction by ordinance at their next Board Meeting.

There is a waiver request for ordinance 31-906.D.4 which requires at least a 1% slope in the bottom of the retention basin. This basin is designed for infiltration with a 0% slope.

MOTION: Maria Misner moved to approve the modification request for a 0% slope in the infiltration basin. George Pomeroy seconded the motion which passed. Glenn Pugh abstained.

Glenn Pugh questioned if a second entrance could be installed, he occasionally has problems with the milk truck running over his lawn when trying to pull into this entrance.

Mr. Zullinger replied that they looked at a seconded entrance, but could not get the proper sight distance up or down the hill.

MOTION: George Pomeroy moved to recommend approval for SD2019-009 - Ivan Lamar Leid contingent upon Fire Chief and Conservation District approval and financial security being obtained. Daryl Zimmerman seconded the motion which passed. Glenn Pugh abstained.

SD2019-007 CVRDC – Lot 8 – Conditional Use Review

The Planning Commission reviewed the comments from Tim Cormany's letter of September 10, 2019 (below) with discussion.

Our office has reviewed the above-referenced conditional use application in accordance with the Township Ordinances and would note the following comments for consideration. A land development plan for this project was submitted for review in August.

1. The plan proposes construction of a 442,000 square foot structure to include warehouse/logistics and distribution facilities on 35.3 acres. Under Section 39-1102.F of the Township Code, such a use is classified as a conditional use in the C-I district. The conditional use process must take place prior to any action on a formal land development application.

2. The proposed construction also includes truck loading docks, trailer spaces, and employee parking spaces with access from four separate points of entry onto United Drive (T-671). We would note that the four access points represent an overabundance of potential motor vehicle conflict points for a single property. The applicant should provide justification for this design

as the Township typically requires a lesser number of access points to promote safety.

Randy Goshorn explained that the use of the building is unclear. It is possible the offices will be in the middle and the truck entrances on the ends. The design may change depending upon the end user. The excessive grade on this site has made it a very challenging to engineer.

3. A total of two rain gardens and one infiltration basin will provide storm water management for the proposed project.

4. Utility approvals, review and comment from the Fire Chief, and earthmoving permits will also be requirements of any Township land development approvals.

5. The applicant would be required to meet all other applicable requirements of the Township SALDO and Zoning Ordinance.

6. A traffic assessment dated July 31 has been provided by Grove-Miller Engineering indicating that the proposed development's anticipated trip generation will remain within the limits of the original PennDOT permitted access for United Drive. This project will generate an estimated 78 AM peak hour trips and 84 PM peak hour trips. This additional traffic will bring the Business Park to within 13-14% of the total projected traffic volume thresholds established by the original Business Park Traffic Impact Study; therefore, this information is acceptable at this time. Further Business Park development should continue to be similarly analyzed and monitored to ensure that any excess volumes are addressed accordingly via updated traffic engineering studies.

The 13-14% numbers are in line. The “real” numbers may change once the user is operating.

7. A lighting plan has previously been reviewed and approved by the Township's lighting consultant on August 29.

8. The application is unable to answer several questions in any great detail at the present time due to the inability to identify a specific end-user. The required PPC plan and facility narrative referenced in §39-1102.F.6.c and d. should be provided at such time as specific information is available. Any approval should be conditioned upon those items, and any others currently unavailable, being provided as part of the land development plan and/or land use permit application. We also point out that any future vehicular gates/barriers must allow adequate queuing space to prevent traffic backup onto United Drive (§39-1102.F.4).

9. This office has previously issued review comments for the concurrent land development application dated August 20 and August 27. Any of these comments still outstanding are incorporated herein by reference as part of this conditional use review.

10. In addition to this office's comments, the Board should consider any public comment obtained at the time of the public hearing and any additional comments from the Township Planning Commission and the County Planning Department as part of its deliberations.

Keep in mind that the proposed use is a permitted use via the conditional use process so long as the requirements of the Township Zoning Ordinance are demonstrated to be satisfactorily met. Additionally, the Board may impose reasonable conditions in the public interest where necessary. Based on the information provided, our office has no objection to an approval with conditions based on the above commentary and any valid input from others at the time of the hearing. The details and conditions of any approval should also be added in note form to the project's pending land development plan.

Maria Misner asked if there would be any screening between the building and Interstate 81.

Mr. Goshorn replied that there is no screening required by the ordinance and no trees are planned. From I-81 a large building will be taking the place of the hill that is there now. Approximately 200,000 yards of fill will be taken from the site across Furnace Run to build up the lowland on the other side.

Mr. Goshorn added that he will be setting up a scoping meeting with PennDOT to discuss the entrance of United Drive onto Mainsville Road.

MOTION: George Pomeroy moved to recommend sending Lot 8 to the planning process without additional conditions. Dave Rohr seconded the motion which passed unanimously.

Chairman Benhart moved to adjourn the meeting at 7:48 on a motion by Glenn Pugh and a second by Maria Misner. The motion passed unanimously.

Respectfully Submitted

Maria Misner
Recording Secretary