



Southampton Township  
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**PLANNING COMMISSION MEETING FOR  
TUESDAY OCTOBER 15TH, 2019  
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING**

**Members Present**

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

**Visitors Present**

Marty Curfman – Curfman & Zullinger  
Randy Goshorn – Dennis E. Black  
Kervin Ogburn – 2606 Stillhouse Hollow Road

**Call to Order**

Vice Chairman Rohr called the Planning Commission meeting to order at 6:00 p.m.

**Approval of Previous Meeting Minutes**

Approval of September 17th Planning Commission Meeting Minutes

MOTION: George Pomeroy moved to approve the minutes from the September 17th Planning Commission meeting as presented. Glenn Pugh seconded the motion which passed unanimously.

**PLAN REVIEW**

SD2019-007 United Business Park Lot 8 – Land Development Plan

The plan proposes a 440,000 s.f. warehouse on United Drive and has gone through a Conditional Use Hearing. The proposal passed without additional conditions.

Randy Goshorn from DEBEI was representing the plan. Mr. Goshorn said they were still working through the NPDES permit with Conservation District and Utilities are on the back burner until a prospective buyer is identified.

Maria Misner stated that although the stormwater review from Martin & Martin is dated August 27<sup>th</sup>, she spoke to Tim Cormany and he said the stormwater revisions look good, they are just verifying numbers.

Waiver request of 31-906.D.4 – minimum grade of 1%. The stormwater basin is designed for infiltration.

MOTION: George Pomeroy moved to approve the Waiver of 31-906.D.4, minimum grade of 1%. Glenn Pugh seconded the motion which passed unanimously.

MOTION: With outstanding comments being routine, Maria Misner moved to approve the final Land Development Plan for SD2019-007 United Business Park Lot 8 contingently upon all of Martin & Martin's comments being satisfied. Dave Rohr seconded the motion which passed unanimously.

SD2019-011 Crider/Ogburn Land Development Plan

Land Development Plan to replace Crider's Butcher shop with a new cabinet shop on Olde Scotland Road.

Marty Curfman, surveyor for the plan stated in order to meet the ordinance setbacks, they had to move the new building forward. Grass would replace existing impervious surface and the post-construction building would have an overall reduction in impervious area by 760 s.f. They are therefore requesting a Waiver of Section 31-906.B Stormwater Requirements.

MOTION: Maria Misner moved to approve the waiver request for 31-906.B. Stormwater Requirements. George Pomeroy seconded the motion which passed unanimously.

Mr. Curfman also added that the new use would not require as many parking spaces as the butcher shop did.

Maria Misner noted that noise may be an issue for the neighbors, had Mr. Ogburn considered that, and is he implementing any measures to control noise?

Mr. Ogburn replied that the biggest source of noise is from the dust collector which he is putting it inside the building instead of outside where they normally are. That should help buffer some of the noise.

The Planning Commission agreed that the proposed use would be an improvement to the property.

MOTION: George Pomeroy moved to approve SD2019-011 Crider/Ogburn contingently upon all outstanding Martin & Martin comments being satisfied. Glenn Pugh seconded the motion which passed unanimously.

Respectfully Submitted

Maria Misner  
Recording Secretary