



Southampton Township
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**PLANNING COMMISSION MEETING FOR
TUESDAY, JUNE 16TH, 2020
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING**

MEMBERS PRESENT

Jack Benhart - Chairman
George Pomeroy
Glenn Pugh
Daryl Zimmerman
Maria Misner – Recording Secretary

VISITORS PRESENT

Kurt Williams – Salzmann Hughes
Scott Bert – HRG
Dave Thomas – Matrix

OTHERS PRESENT

Tim Cormany – Martin & Martin

CALL TO ORDER

Chairman Benhart called the Planning Commission meeting of June 16th to order at 6:00 p.m.

CONDITIONAL USE AMENDMENT

Conditional Use Review of Matrix Lot 1D and Byers Tract

Tim Cormany of Martin & Martin gave background information stating Matrix received Land Development approval for Lot 1D for a 1,491,600 SF warehouse facility in February 2016. Matrix then received conditional use approval in July 2017, for a 1,140,000 SF warehouse facility for the Byers Tract followed by an approved Land Development plan.

Matrix has an interested buyer who is interested in a 1.8 MSF warehouse. They have therefore reconfigured the lots 1D and Byers for one larger warehouse to accommodate this prospective buyer and a smaller residual lot to be developed at a later date. The two individual lots combined compare to the already approved building/impervious area. The already approved stormwater will remain in place and will be sufficient for the new proposal. This conditional use is for the larger warehouse only.

Mr. Dave Thomas of Matrix stated that Matrix intends on keeping the additional screening that was required from the previously approved conditional use hearing. He added that this buyer is a well-known retailer that has not requested a LERTA, will have a 15-year lease and is needing approximately 875 parking spaces. This will be good for the local economy

Mr. Thomas continued that due to the haste in which this buyer wants to move, it is necessary to have all traffic ingress and egress through United Drive. If/when the residual property is developed, a new entrance will be constructed onto Olde Scotland Road at that time. There was lengthy discussion with the planning commission regarding traffic patterns, queuing, traffic counts and the proposed second exit onto Olde Scotland Road.

Mr. Cormany brought up items that will need to be addressed during the Land Development process such as traffic studies, lighting, fire chief review and how a portion of the development area in the floodplain will be handled. Mr. Scott Bert acknowledged all the requirements.

MOTION: George Pomeroy moved to approve the Conditional Use without further conditions and forward the plan to the supervisors. Daryl Zimmerman seconded the motion which passed unanimously.

MOTION: Glenn Pugh moved to adjourn the meeting at 6:55. Daryl Zimmerman seconded the motion which passed unanimously.

Respectfully Submitted

Maria Misner
Recording Secretary