



Southampton Township
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**PLANNING COMMISSION MEETING FOR
TUESDAY, AUGUST 18TH, 2020
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING**

MEMBERS PRESENT

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

VISITORS PRESENT

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

OTHERS PRESENT

Tim Cormany – Martin & Martin Engineers

CALL TO ORDER

Vice Chairman Rohr called the Planning Commission meeting of August 18th to order at 6:00 p.m.

MINUTES

Approve minutes for the July 21st, Planning Commission meeting.

MOTION: George Pomeroy moved to approve the minutes of the July 21st, Planning Commission meeting. Glenn Pugh seconded the motion which passed unanimously.

PLAN REVIEW

SD2020-007 – Matrix Shippensburg III, LLC – Lot A - Subdivision and Land Development Plan
The plan calls for a 1,823,900 SF warehouse with associated facilities and stormwater.

Tim Cormany, Township Engineer explained that this plan is a subdivision, reshaping two lots and the development of the larger lot.

Mr. Cormany wrote a letter on August 10, 2020 with a list of comments which are very general. Scott Bert has already addressed many of the comments.

Regarding design comment number one, when this project was presented as the Byers tract, there was a screening modification approved. This project is requesting the same (31-908.C.5). Mr. Bert explained that due to the topography, the screening will be much more effective for adjoining property owners if it is closer to the property line.

Mr. Cormany stated his office has no objection to the modification request. It is the same as the prior plan which was approved.

Mr. Cormany explained that the second design comment is something that needs to be addressed by Supervisors. He wanted to make them aware of the traffic concerns that may result. When it is time for the improvements to SR 696, who is going to be responsible for making sure it is done and who will pay for it?

Regarding traffic and the secondary access road off of SR696. Dave Thomas stated the traffic analysis indicated that the traffic generated from this 1.8 million SF building will be able to be supported by United Drive. When they build the next building, that will probably exceed the numbers that are able to be supported by United. They feel they will need a secondary access to Olde Scotland Road at that time. They have already incorporated the grading for a future road on these plans. They still need an occupancy permit from PennDOT and will probably need a right-of-way acquisition from Mr. Eberly across the road. They are also starting concept drawings.

There was a discussion regarding the secondary access. Matrix will work on ways to address the access easement for Lot B. Attorney Kurt Williams will send any agreements to Township Solicitor, Sean Shultz for his approval.

Mr. Bert submitted a waiver for Section 31.906.D7, Rainfall Intensities (5yr & 10yr). Tim Cormany stated that his office felt the modification was negligible and had no objection with the waiver request.

Mr. Cormany stated that on August 14th, Joe McDowell of Martin & Martin, submitted a letter reviewing stormwater. The comments are not unusual or difficult.

Dave Rohr reported that he and Jamie White, Fire Chief, worked with Scott Bert to rework the hydrant system. They will be incorporating the changes on the revised plans. The repeater note is not necessary because it is now a requirement for Franklin County. The Knox Box should be on the building.

Scott Bert added that the basins have a larger footprint, which should significantly reduce peak flows leaving the site.

MOTION: George Pomeroy moved to approve Waiver Request 31.700.A – Plan Scale less than 1’=100’. Glenn Pugh seconded the motion which passed unanimously.

MOTION: Maria Misner moved to approve Waiver Request 31.908.C.4.c – Screen Planting on Interior 25’ of the buffer. George Pomeroy seconded the motion which passed unanimously.

MOTION: George Pomeroy moved to approve Waiver Request 31.906.D.7 Rainfall Intensities (5yr and 10yr). Maria Misner seconded the motion which passed unanimously.

MOTION: Maria Misner moved to approve SD 2020-007 - Matrix Shippensburg III, LL, Subdivision and Land Development plan conditionally upon: all of Martin & Martin comments being satisfied from letters dated August 10th and August 14th, the lighting comments are satisfied, and all of the fire hydrant & Emergency Service comments from the Fire Chief are addressed. George Pomeroy seconded the motion which passed unanimously.

MOTION: Glenn Pugh moved to adjourn the meeting at 6:31 p.m. The motion was seconded by George Pomeroy and passed unanimously.

Respectfully Submitted

Maria Misner
Recording Secretary