



Southampton Township
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**PLANNING COMMISSION MEETING FOR
TUESDAY, APRIL 20, 2021
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING**

MEMBERS PRESENT

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

OTHERS PRESENT

Tim Cormany - Martin & Martin

VISITORS PRESENT

Kurt Williams – Salzmänn Hughes
Tyler Beaston – Salzmänn Hughes
Scott Bert – HRG
Dave Thomas – Matrix
Eric Stump – HRG

CALL TO ORDER

Vice-Chairman Rohr called the Planning Commission meeting of April 20th to order at 6:00 p.m.

APPROVAL OF MINUTES

Approve minutes for the January 19th, Planning Commission meeting.

MOTION: Daryl Zimmerman moved to approve the minutes of the January 19th, Planning Commission meeting. George Pomeroy seconded the motion which passed unanimously.

CONDITIONAL USE PLAN REVIEW

Mr. Dave Thomas of Matrix gave a presentation for the 1 mil SF Warehouse, highlighting the screening, parking and the new traffic flow with access to Olde Scotland Road.

Tim Cormany reviewed comments from his letter dated April 15, 2021 which also explains details of the plan.

1. The plan proposes construction of a 1,050,300 square foot warehouse/logistics and distribution facility on 86.9 acres. Said property would be a newly reconfigured lot combining previous Residual Lot B and an approximately 31.5-acre portion of the adjoining Forrester property. Accordingly, a subdivision plan for Forrester will be required under §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 formal land development application.
2. The proposed construction also includes truck loading docks, trailer spaces, and employee parking spaces with access from two points of entry onto United Drive. A shared access is also planned as part of a future PennDOT entrance onto SR 696 through adjoining lands of Matrix Shippensburg III, LP also known as "Project Conduit." An emergency access is also shown onto adjoining Lot 6 and leading eventually to White Church Road.
3. With regard to traffic, the plan should illustrate in greater detail the emergency access connection to Lot 6 and ultimately White Church Road. An agreement will be required to legally ensure this arrangement. Similarly, the proposed future PennDOT driveway onto SR 696 should be illustrated through "Project Conduit" and the required cross-access agreement executed. We recommend that General Note 6 on Plan Sheet 1 be revised to reference this access as was referenced in General Note 42 on Plan Sheet 2 of the approved "Project Conduit" land development plan. We also note that a second connection to "Project Conduit" is shown at the southeast property corner but is not referenced elsewhere in the application.
4. The March 1, 2021 Trip Generation Assessment should include an updated table for projected traffic volumes at the SR 696 / I-81 / United Drive intersection with percentage differences based on the original United Business Park TIS. Such a table has been provided in all previous iterations of these assessments.
5. Two stormwater infiltration basins are shown servicing the proposed facility.
6. Utility approvals, review and comment from the Fire Chief, lighting review, and earthmoving permits will also be requirements of any Township land development approvals.
7. The applicant would be required to meet all other applicable requirements of the Township SALDO and Zoning Ordinance.
8. Two separate 200-foot buffer areas are shown on the northeast and southeast corners of the site. Additional detail will be required concerning this screening. As with the previously approved "Project Conduit" proposal, if a design alternative to the current requirements of Township Code Section 31-908 is proposed, a modification of requirements would need to be requested and granted by the Supervisors prior to formal land development plan submission. We also recommend the existing section of woods at the southeast property boundary be identified as to be retained and perpetually maintained for additional screening purposes.
9. The application is required to answer several questions in detail per §39-1102.F.6.c and d. although much of this information is not available until such time as the proposed end-user is publicly identified. The PPC plan and narrative referenced therein should be described at

minimum in general terms and content at this time. Also, any approval should be conditioned upon those items being satisfactorily addressed and provided as part of the land development plan and once an end-user is positively identified.

10. As the Forrester property is not part of the original Business Park development, the applicant should indicate whether any agreements with CVRDC are necessary to incorporate said real estate into the Park as a participating tenant.
11. The application narrative in reference to Section 39-1104 notes a provided building height of 65 feet. However, the line-of-sight profiles note a building height of only 45 feet. This inconsistency should be clarified.
12. 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.

Glenn Pugh asked if there was any way to tie together the exit of Sheetz onto Rt. 696 into this project. It is a hazard.

Tim replied that Sheetz would not want to mix their traffic into the Matrix traffic.

Dave Rohr expressed a few traffic concerns, such as a street light between Sheetz and the North Bound I 81 on-ramp. It is very dark in that area.

Dave Rohr was also concerned about I-81 northbound exit ramp and traffic backing up. He questioned if adding a dedicated left-only turning lane would help?

Traffic engineers for HRG will check into the concerns.

MOTION: George Pomeroy moved to pass Matrix Lot B on to the supervisors making note of Tim's comments, the street light and traffic signal considerations. Glenn Pugh seconded the motion which passed unanimously.

ADJOURNMENT

MOTION: Glenn Pugh moved to adjourn the meeting at 6:55 p.m. The motion was seconded by Daryl Zimmerman and passed unanimously.

Respectfully Submitted

Maria Misner
Recording Secretary