



Southampton Township
705 Municipal Drive
Shippensburg, PA 17257
PH: (717) 532-9041 FAX: (717) 532-7234

**PLANNING COMMISSION MEETING FOR
TUESDAY, MAY 19, 2021
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING**

MEMBERS PRESENT

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

OTHERS PRESENT

Tim Cormany - Martin & Martin

VISITORS PRESENT

Carl Bert – CBA
Tyler Beaston – Salzmänn Hughes
Natalie Nye – Salzmänn Hughes
Scott Bert – HRG
Dave Thomas – Matrix
Eric Stump – HRG
Joseph Kalp

CALL TO ORDER

Chairman Benhart called the Planning Commission meeting of May 19th to order at 6:00 p.m.

APPROVAL OF MINUTES

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

MOTION: George Pomeroy moved to approve the minutes of the April 20th, Planning Commission meeting. Daryl Zimmerman seconded the motion which passed unanimously.

SD2021-002 – Joseph Kalp - Subdivision

Carl Bert explained that this is a simple subdivision from Mr. Kalp to two separate lots. All of Tim Cormany's comments have been addressed. Vince Elbel, SEO needs to sign off on the Form B yet.

PADEP Non-Building Waiver Request

MOTION: Maria Misner moved to approve the PADEP Non-Building Waiver provided Township SEO, Vince Elbel approves it. Rebecca Wiser seconded the motion which passed unanimously.

MOTION: Dave Rohr moved to approve the final subdivision plan for SD2021-002 Joseph Kalp. Daryl Zimmerman seconded the motion which passed unanimously.

SD2021-003 Forrester Farms/Matrix

Carl Bert explained that this is a subdivision from Forrester Farms to Matrix. There is an abandoned mobile home and septic system on Lot 12. Forrester's want to reuse the mobile home. SEO, Vince Elbel will approve the plan after the septic system has been tested and is proved to be a viable system. It may be a few weeks for approval. This is a large plan so there is a request for a modification of plan scale.

PADEP Non-Building Waiver Request

MOTION: Maria Misner moved to approve the PADEP Non-Building Waiver provided Township SEO, Vince Elbel approves it. Dave Rohr seconded the motion which passed. Rebecca Wiser abstained.

Section 31.700.A Modification of Plan Scale

MOTION: Maria Misner moved to approve Section 31.700.A Modification of Plan Scale. Daryl Zimmerman seconded the motion which passed. Rebecca Wiser abstained.

Final Approval

MOTION: Maria Misner moved to approve the final land subdivision plan SD2021-003 Forrester Farms/Matrix. Daryl Zimmerman seconded the motion which passed. Rebecca Wiser abstained.

SD2021-004 Matrix Shippensburg – Land Development

Tim Cormany stated this is the same plan that the Commission reviewed the previous month as a Conditional Use. He reviewed his letter dated May 13th, 2021.

Scott Bert acknowledged most of Tim Cormany's comments in his response letter dated May 19th.

There was discussion regarding the proposed access to Rt. 696 and shared access with Lot A. Eric Stump, Traffic Engineer for HRG explained that PennDOT had already approved the previous access they requested which was further south on Rt 696. This is a much better situation. They are confident of PennDOT approval.

There was more discussion regarding the trips generated and if a new traffic impact study is called for at this time. That would be a decision for the Supervisors

Dave Rohr asked that the addresses be rechecked he did not think they were accurate on the plan, and that they be put on the buildings for emergency services and truck drivers.

Tim Cormany indicated that Martin & Martin did not have enough time to have the stormwater reviewed for the meeting.

Section 31.700.A. Modification of Plan Scale

MOTION: George Pomeroy moved to approve the modification of Plan Scale. Daryl Zimmerman seconded the motion which passed. Rebecca Wiser abstained.

Section 31.908.C.4.c Modification of Screen Plantings on Interior 25' of the Buffer Zone

MOTION: George Pomeroy moved to approve the modification of Screen Plantings provided the existing stand of trees remain and the line of site profiles are as shown at the conditional use and as on the plan. Daryl Zimmerman seconded the motion which passed. Rebecca Wiser abstained.

Section 31.906.D.7 Modification of Rainfall Intensities (5 yr and 10 yr)

Tim Cormany stated they are following DEP standards which are acceptable.

MOTION: George Pomeroy moved to approve the modification of Rainfall Intensities. Dave Rohr seconded the motion which passed. Rebecca Wiser abstained.

MOTION: Without stormwater being reviewed, George Pomeroy moved to table the final approval for SD2021-004 Matrix Lot B. Daryl Zimmerman seconded the motion which passed unanimously.

ADJOURNMENT

MOTION: Rebecca Wiser moved to adjourn the meeting at 7:06 p.m. The motion was seconded by Dave Rohr and passed unanimously.

Respectfully Submitted

Maria Misner
Recording Secretary