



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

**PLANNING COMMISSION MEETING FOR  
TUESDAY, JUNE 15, 2021  
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING**

**MEMBERS PRESENT**

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

**OTHERS PRESENT**

Tim Cormany - Martin & Martin

**VISITORS PRESENT**

Scott Bert – HRG

**CALL TO ORDER**

Chairman Benhart called the Planning Commission meeting of June 15th to order at 6:00 p.m.

**APPROVAL OF MINUTES**

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

MOTION: Dave Rohr moved to approve the minutes of the May 19th, Planning Commission meeting. George Pomeroy seconded the motion which passed unanimously.

**SD2021-004 Matrix Shippensburg I – Lot B-1 Land Development**

Tim Cormany updated the Planning Commission on the Maxtrix Lot B Plan. The Planning Commission and Township Supervisors approved the modification requests last month. The stormwater review had not been completed at that time so the final land development plan was not approved.

Martin & Martin has now reviewed the stormwater plan and delivered comments to HRG in a letter dated June 10th. HRG has responded to the comments. Tim reported the plans have now been updated appropriately and the geotechnical report was submitted as requested.

Tim Cormany reviewed his letter from May 19<sup>th</sup> and June 14<sup>th</sup>. Most of the comments have now been addressed. Outside agency approvals and financial security, signatures, dates and certifications are still outstanding, but that is normal housekeeping.

Tim added that the traffic volumes are within the original limits and haven't reached a tipping point yet.

Jack Benhart was concerned about the volume of traffic and thought a recommendation to the Board of Supervisors requesting a new traffic study would be appropriate.

Scott Bert replied that the numbers are still within the scope of the original study, but if United Drive connects to Mainsville Road a new traffic study would be required at that time.

Maria informed Scott that the Township has adopted a radio repeater ordinance. There may be notes required to be added to the plan.

MOTION: Maria moved to approve the final land development plan for Matrix Lot B provided any outstanding comments from Martin & Martin's letters dated May 19<sup>th</sup> and June 10<sup>th</sup> are satisfied, and recommended the Board of Supervisors consider requiring a revised traffic study. Dave Rohr seconded the motion which passed unanimously.

#### **SD2021-005 Ivan & Ellen Leid - Parcel A**

Tim Cormany referenced his letter from June 7<sup>th</sup>.

##### DEP Non-Building Waiver Request

Maria stated SEO, Vince Elbel, has not yet reviewed the Form B.

MOTION: Maria moved to approve the DEP Non-Building Waiver provided Vince Elbel approves the Non-Building Waiver. Daryl Zimmerman seconded the motion which passed. Glenn Pugh abstained.

##### Section 31.700.A Modification of Plan Scale

MOTION: Dave Rohr moved to approve Section 31.700.A Modification of Plan Scale. George Pomeroy seconded the motion which passed. Glenn Pugh abstained.

MOTION: Maria Misner moved to approve the final subdivision plan for SD2021-005 Dave Rohr seconded the motion which passed. Glenn Pugh abstained.

ADJOURNMENT

MOTION: Daryl Zimmerman moved to adjourn the meeting at 6:35 p.m. The motion was seconded by Glenn Pugh and passed unanimously.

Respectfully Submitted

Maria Misner  
Recording Secretary