

TOWNSHIP OF SOUTHAMPTON MINUTES
FOR THE REGULAR MEETING OF THE BOARD OF SUPERVISORS
SOUTHAMPTON TOWNSHIP MUNICIPAL BUILDING

5:00 p.m.

January 25, 2022

MEMBERS PRESENT

Randy Brenize – Vice Chairman
Roger Hall

OTHERS PRESENT

Melissa Kelso – Township Solicitor
Kathy Durf – Secretary/Treasurer
Jamie White – Code Enforcement
Maria Misner – Planning/Zoning/Recording Secretary
Tim Cormany – Township Engineer

VISITORS PRESENT

Tim Witter – Shelly, Witter & Fox/Shippensburg Commons

Vice-Chairman Brenize called the meeting of January 25th, to order at 5:00 p.m. and announced the meeting may be recorded.

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

VISITOR REMARKS

APPROVAL OF MINUTES FOR THE REGULAR MEETING OF JANUARY 11TH, 2022

MOTION: Supervisor Hall moved to approve the minutes of the January 11th meeting as presented. Supervisor Brenize seconded the motion which passed unanimously.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Penn Trails Professional Services Scope and Fees Agreement

Supervisor Brenize explained that this is an agreement from Penn Trails acknowledging the fees and services of Penn Trails, there is no commitment. The Township may or may not use their services this year.

MOTION: Supervisor Brenize moved to sign the PennTrails Professional Services Scope and Fees Agreement for services to be provided as needed. Supervisor Hall seconded the motion which passed unanimously.

Funding Letter to Commissioners

The supervisors drafted a letter Franklin County Commissioners to request \$25,000 for signage at Furnace Run.

MOTION: Supervisor Brenize moved to send the letter as drafted to the Franklin County Commissioners requesting funding for signage at Furnace Run. Supervisor Hall seconded the motion which passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT

SD2022-001 Shippensburg Commons (WASHCO)

Tim Witter, surveyor, explained that this is a three-building shopping center on Fayette Street that is currently all owned by one owner. The subdivision will allow for each building to be sold independently. He has been in communication with Tim Cormany who has already reviewed a revised plan. The Borough of Shippensburg's Planning Commission has recommended approval to Borough Council.

Tim Cormany reviewed his letter dated January 14, 2022. He explained the only changes are on paper; however, the Township Ordinance does not permit a pan-handle lot for commercial use so a modification would be required.

Tim also explained that each individual building and the apartments would be sharing the private driveway so a maintenance, access and utility agreement will need to be drafted and approved by Township solicitor.

Comments from Tim Cormany's letter dated 1/14/22

1. *Township approval of the PADEP Non-Building Waiver Request is required due to the proposed subdivision of property. (§31-701.E)*
2. *The applicant has requested a modification of requirements with regard to §31-803.F.5 and §31-804.S regarding the use of a panhandle for a non-residential lot and regarding the use and specific design elements of a private right-of-way for a non-residential lot. As the project is already constructed and no additional development or changes to existing improvements are proposed, our office has no objection to the requests. Please note,*

however, that any additional future development onsite may be subject to alternative opinions regarding these issues.

3. *The three existing buildings currently maintain a shared address of 300 South Fayette Street. The applicant is advised to check with the County Planning office and the United States Postal Service to determine whether this subdivision will require any changes in this regard.*
4. *The result of this subdivision is a reduction from 4 existing lots to 3 proposed lots. As a result of this reconfiguration, percentages of existing impervious cover have been recalculated although no new impervious surface is proposed. Although Lot 5-B demonstrates a percentage beyond the required maximum coverage, it is this office's opinion that the resulting new percentages do not represent an increased degree of nonconformity beyond that currently exhibited by the existing conditions. Previously nonconforming Lots 2, 3 and 4 are absorbed by Lot 5-B along with a small portion of Lot 5 and the resulting residual of Lot 5 experiences a complementary reduction in impervious coverage. (§39-1005.E)*

MOTION: Supervisor Hall moved to approve the Form B, non-building waiver. Supervisor Brenize seconded the motion which passed unanimously.

MOTION: Supervisor Brenize moved to approve the modification of panhandle lot for commercial use, §31-803.F.5 and §31-804.S. Supervisor Hall seconded the motion which passed unanimously.

MOTION: Supervisor Brenize moved to approve the final land subdivision plan for SD2022-001, Shippensburg Commons, provided all of the comments from Tim Cormany's letter dated January 14th, 2022 are satisfied, and Solicitor Kelso has approved the maintenance/shared use agreement for the private drive. Supervisor Hall seconded the motion which passed unanimously.

AGENDA AMENDED ITEMS

There were no added agenda items.

REPORTS OF TOWNSHIP OFFICIALS AND AGENCIES

Furnace Run Subdivision Plan

Solicitor Kelso reported that she and Maria have not heard from Carl Bert on the deed descriptions for the easements, so she has reached out again, but has not heard back.

Fee Schedule

Kathy Durf stated Maria, Jamie and herself worked on updating the fee schedule, they are waiting for Debbie Heckman to get back to them and they will forward to Solicitor Kelso to draft an ordinance.

ACTION ON PAYING BILLS

MOTION: Supervisor Hall moved to pay the general fund in the amount of \$37,194.17. Supervisor Brenize seconded the motion which passed unanimously.

The meeting was adjourned by Supervisor Brenize at 5:24 p.m.

Respectfully Submitted

Maria Misner
Planning/Zoning/Recording Secretary