



Southampton Township  
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**PLANNING COMMISSION MEETING FOR  
TUESDAY, JUNE 21ST, 2022  
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING**

**MEMBERS PRESENT**

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

**OTHERS PRESENT**

Tim Cormany

**VISITORS PRESENT**

Carl Bert – Cressler Subdivision  
Kurt Williams – Salzmans Hughes,  
Scott Bert – HRG  
Dave Thomas - Matrix

Chairman Benhart called the Planning Commission meeting of June 21st to order at 6:00 p.m.

**APPROVAL OF MINUTES**

Approve minutes for the April Planning Commission meeting.

MOTION: Dave Rohr moved to approve the minutes from the April Planning Commission meeting. George Pomeroy motion which passed unanimously.

**SUBDIVISION AND LAND DEVELOPMENT**

SD2022-013 William Cressler - Subdivision

Mr. Carl Bert explained the purpose of the plan was to clean up parcels as part of Mr. Cressler's estate planning.

Tim Cormany stated he has reviewed the plan twice and the only comments remaining are the PA Non-Building Waiver Request and the Owner's Certification Statement.

Mr. Bert explained that Parcel D is a 10 – 15 -foot-wide space between the Cressler property and what used to be Shippensburg Urban Developers, the original owner, but they do not exist any longer. He is showing it on the plan, so somebody can take legal action to acquire it.

MOTION: Maria Misner moved to approve DEP Non-Building Waiver (§31-701.E). Daryl Zimmerman seconded the motion which passed unanimously.

MOTION: Dave Rohr moved to approve the final land subdivision for William Cressler provided the final comment was addressed. Maria Misner seconded the motion which passed unanimously.

#### Conditional Use Matrix Lots 11 & 12

Tim Cormany of Martin & Martin explained that this is a Conditional Use for Matrix for the same property that was reviewed in January. At that time the plan proposed two smaller warehouses and United Drive intersected Mainsville Road in a residential area. The plan went through Planning and Supervisors, and there was a hearing. The general consensus was that if Matrix acquired the Coover property, United Drive could be diverted to intersect with Mainsville in a more ideal location.

Matrix was successful in obtaining the Coover property and are now bringing in an alternative plan.

Dave Thomas presented the “Option 2” plan:

United Drive will be offset from Piper Road due to visibility.

Tim stated that a traffic study has been completed, but we haven’t seen the reality of it yet. Peiper Road usage could alter the traffic study.

Warehouse truck park lot will be lower in elevation than the properties along Mainsville Road. Two properties on Mainsville protrude into the development area. One is partially zoned industrial the other is zoned residential. Mr. Thomas stated that Matrix attempted to purchase the properties at above market value but the residents declined. The method of screening will be a 12-foot retaining wall and 8ft solid fencing around the property zoned residential.

Dave Rohr recommended increasing the height of the fencing to 10 feet and bring it around the sides.

Scott Bert added that the stormwater meets or exceeds Township ordinance. Due to the new design the warehouse is further away from the residents on White Church Road.

Tim said the plan will be back with a Subdivision and Land Development Plan for Coover and modification for screening. From the use perspective, the proposed use meets requirements.

The Planning Commission agreed that it was an improved option and had no other recommendations.

MOTION: George Pomeroy moved to recommend approval of the Matrix Warehouse Conditional Use to Board of Supervisors. Dave Rohr second the motion which passed unanimously.

Chairman Benhart adjourned the meeting at 6:37 p.m.

Respectfully Submitted

Maria Misner  
Recording Secretary