

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

8:00 a.m.

June 22, 2021

MEMBERS PRESENT

Samuel Cressler – Chairman via Zoom
Randy Brenize – Vice Chairman
Roger Hall

OTHERS PRESENT

Kathy Durf – Secretary/Treasurer
Maria Misner – Planning/Zoning
Jamie White – Code Enforcement Officer
Tim Cormany – Township Engineer

VISITORS PRESENT

Dave Thomas – Matrix
Kurt Williams – Salzmann Hughes
Eric Stump - HRG

Vice Chairman Brenize acted as Chair due to Chairman Cressler joining on Zoom. Supervisor Brenize called the meeting of June 22, at 5:00 p.m. and announced the meeting may be recorded.

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

VISITOR REMARKS

There were no visitor remarks.

**APPROVAL OF THE BOARD OF SUPERVISORS MINUTES FOR THE
REGULAR MEETING OF JUNE 8TH, 2021.**

MOTION: Supervisor Hall moved to approve the minutes of June 8th as presented. Supervisor Brenize seconded the motion which passed unanimously.

OLD BUSINESS

1565 Orrstown Road – Granny Flat Determination

Maria spoke at length with the residents at 1565 who were in violation of the ECHO housing ordinance. They are already living with their son and his family. The permit stated they were putting in a shed and instead put in a small house in the back yard.

Jamie informed them of the violation and they are taking out the septic tank and lines. They would like to live there for two years and then move. They have asked if the sewer authority would allow them to connect to the primary

residence's sewer so they could live there for two years. At the end of two years, they would take out the bathroom and kitchen and disconnect all utilities.

Maria told the Corsiglias there are multiple obstacles to overcome such as passing Code and sewer, and they would need to sign an agreement with the Township to revert the building. They understand and are still willing to do so.

The Township OCHO Housing Ordinance states the OCHO residence should connect their sewer facilities to the existing house on a temporary basis. CFJMA requires a separate connection §39-321-6.a.

Maria asked the supervisors if she should pursue requesting some sort of resolution with CFJMA and discussing details with Solicitor Kelso.

Supervisor Cressler stated they should also have some sort of bond in place and they should receive a fine.

Maria will discuss with Solicitor Kelso and see if there is a viable path forward.

NEW BUSINESS

Fire Department M.O.U.

This is a three-year agreement with an \$80k commitment and a 3% increase over the next two-years.

MOTION: Supervisor Brenize moved to approve the Fire Department MOU. Supervisor Hall seconded the motion which passed unanimously.

SUBDIVISION

SD2021-004 – Matrix Shippensburg Lot B – Land Development

The Board approved three modifications at the previous meeting but did not approve the final Land Development Plan because the stormwater was not yet reviewed by Martin & Martin.

Tim Cormany stated the stormwater has now been submitted and reviewed by his office with minor outstanding comments.

Tim reviewed his letter of June 16th and reiterated the Planning Commission's recommendation that the Township consider whether additional documentation and review thereof by its traffic engineer of the Business Park; existing, pending, proposed and future development; and the planned future Mainsville Road connection is warranted at this time. The applicant has provided a trip generation assessment as it customary with plans for United Business Park. The numbers presented show that the United Drive/SR 696 intersection is approaching its threshold of traffic volume capacity as identified in the original traffic study for the Park (within 6% and 10% of the AM and PM peak hours respectively).

Tim then gave a brief history stating the original traffic study was completed in 2007, with each additional project, updates were provided. In 2018 a new traffic study was completed when the Byers tract was designed and because there has been no actual usage, a new traffic study would not yield any different results.

Maria stated that the Planning Commission was not aware of the 2018 traffic study being completed when they made their recommendation.

Tim pointed out that the current traffic update takes into account all of the proposed development on both side of United Drive up to Furnace Run. A new traffic study must be completed when United Drive crosses Furnace Run and connects to Mainsville Road and/or other development is proposed.

There was much discussion regarding the intersection of United and SR696 and the PennDOT HOP status.

Supervisor Cressler stated he sees a potential bottleneck occurring with trucks determining which warehouse they need to go to. He would like to see directional signage for trucks to more easily make it to their destination.

Eric Stump will check into better signage, he is uncertain about the ability on a PennDOT road.

Tim asked Matrix if they would be willing to contribute to the next Traffic Study. Dave Thomas replied they would be willing to contribute \$10,000.

Eric thought the PennDOT HOP would take 6-8 months to obtain.

Supervisor Brenize stated he would like to have the Rt 696 access completed by the time Lot B has its occupancy permit.

Dave Thomas replied that this would limit his ability to leverage funds for construction. He had hoped to break ground at the end of summer. This could delay his project until next year.

Tim added that the MPC states a Township cannot hold up a project on a PennDOT HOP since the HOP requires Township approval.

Tim Cormany suggested bonding the SR696 entrance. Kurt Williams would have to consider the details of this but was not initially opposed.

MOTION: Supervisor Brenize moved to table the Final Land Development until the July 13th meeting after solicitor Kelso could weigh in on the project. Supervisor Hall seconded the motion which passed. Supervisor Cressler had lost Zoom connection and was unable to participate in the rest of the meeting.

Maria relayed to Dave Thomas that the existing emergency access gate off of White Church Road is continually being taken off of the hinges and the road is being used. The gate needs to be chained to the posts on each side so it cannot be removed.

SD2021-005 Ivan & Ellen Leid – Parcel A - Subdivision

Maria explained this plan is a simple lot-addition adding 20 acres from one farm to the neighboring farm.

DEP Non-building Waiver Request (Form B)

Maria reported that Township SEO, Vince Elbel approved the Form B.

MOTION: Supervisor Brenize moved to approve the Form B. Supervisor Hall seconded the motion which passed.

Modification of Plan Scale (31-701A)

MOTION: Supervisor Hall moved to approve the modification of Plan Scale. Supervisor Brenize seconded the motion which passed.

Final Land Subdivision

MOTION: Supervisor Brenize moved to approve the Final Land Subdivision Plan for Ivan and Ellen Leid. Supervisor Hall seconded the motion which passed.

REPORTS OF TOWNSHIP OFFICIALS AND AGENCIES

Kathy Durf received a report from Solicitor Kelso who could not attend the meeting.

Solicitor Kelso received a few calls concerning the letter she sent out in reference to Furnace Run Park. She spoke with Forest Myers for Shippensburg Borough Authority asking if they had an encroachment. She is checking on it. She reiterated it is more of a form letter and sent it to everyone.

Solicitor Kelso also looked through the subdivision plan. She still needs some approvals/stamps before we can get it recorded. It was helpful in that it is expressly granting and acknowledging right-of-ways for many of the neighboring properties, but there are a couple who are essentially 'landlocked' and still do not or will not have a recorded, formal access way to their property. We do not need to record anything because they're not directly adjacent, but it does look like they need to go through the Park to get to and from their properties. She will show the Board the couple of parcels she is speaking of and they can decide what to do. This won't affect finalizing the Plan, though. There were no other Notes that need to be on the Plan. She will get with Maria to get it finalized, approved and recorded.

ACTION ON PAYING BILLS

MOTION: Supervisor Hall moved to pay the general fund in the amount of \$25,613.10. Supervisor Brenize seconded the motion which passed unanimously.

The meeting was adjourned by Supervisor Brenize at 6:21 p.m.

Respectfully Submitted

Maria Misner
Planning/Zoning/Recording Secretary