



Southampton Township
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**PLANNING COMMISSION MEETING FOR
TUESDAY, JULY 19th, 2022
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING**

MEMBERS PRESENT

Jack Benhart – Chairman
Dave Rohr – Vice Chairman
Daryl Zimmerman
Glenn Pugh
Rebecca Wisner
Maria Misner – Recording Secretary

OTHERS PRESENT

Tim Cormany

VISITORS PRESENT

Kurt Williams – Salzman Hughes,
Scott Bert – HRG
Dave Thomas – Matrix
Dex Diffenbaugh - DEBEI

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

APPROVAL OF MINUTES

Approve minutes for the June Planning Commission meeting.

MOTION: Daryl Zimmerman moved to approve the minutes from the June Planning Commission meeting. Glenn Pugh seconded motion which passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT

SD2022-015 Martin's Auction Service - Subdivision

Tim reviewed the subdivision. The only thing outstanding is the Form B and the Modification of Plan Scale.

MOTION: Maria Misner moved to approve DEP Non-Building Waiver (§31-701.E) provided Vince Elbel, Township SEO, signs off on it. Daryl Zimmerman seconded the motion which passed unanimously.

MOTION: Dave Rohr moved to approve the Modification of Plan Scale and recommend the Township update the Ordinance to change the plan scale requirements. Rebecca Wiser seconded the motion which passed unanimously.

MOTION: Rebecca Wiser moved to approve the final land subdivision for Martin's Auction Service. Glenn Pugh seconded the motion which passed unanimously.

Conditional Use Matrix – Oberholtzer/Woods Road

Dave Thomas gave an overview of the project saying this property is currently zoned Highway Commercial/Light Industry. It is currently owned by Reuben Oberholtzer but Matrix is under contract to purchase. It is the last major tract viable for a warehouse logistic center in the Industrial Zone. The property is long and narrow. They are working on screening and making it feel like it is a part of the Business Park.

Tim went through comments from his letter dated July 13, 2022.

A small piece of land will need to be subdivided from the Walmart property to accommodate this plan.

Dave Rohr asked if Matrix could provide the fire department with a map of all Matrix waterlines. Scott will check into it

Jack Benhart asked for a new master plan.

Tim replied that a new master plan can be requested as a part of the Conditional Use.

Tim stated that Woods Road forms a boundary. A modification would need to be approved for a buffer zone less than 200 ft. It's 83 from center line.

Scott Bert responded that after road widening it would be 50' from the R.O.W. They plan on plantings and grade changes to help with screening. At one end, a retaining wall of about 15' high is planned where you will see a wall and trees from Woods, and at other end they will plant trees along road and parking will be 10-15 feet below the road. Middle will be at grade where a mixed use of trees and berm is planned.

Chairman Benhart asked about noise.

Scott replied that all trucks will be in rear. Parking in the front of the building will be for cars.

Tim stated that Matrix completed a Trip Generation Assessment and did not feel it was necessary for full-blown impact study. The scope of study can be determined later. Grove Miller agreed issues need closer look.

Chairman Benhard added that the Township should see the whole interface of the traffic. How does all traffic work together?

Reconstruction of Woods, the road will need to be widened and built to a standard to handle trucks. Four points of access.

Dave Rohr asked if they are still trying to keep trucks out of Mainsville.

Tim added there should be “no left turn” signs coming out onto Woods.

Tim asked about four driveways onto Woods Road. Can that be reduced to two or three?

Scott Bert replied that it is for flexibility to serve two tenants. There are two truck accesses drives and two car parking lots. They felt it was safer to not mix car traffic with the truck drives. Another reason is due to the grade change that would create very steep driveways. It is a combination of functionality and safety.

Daryl Zimmerman asked about the vegetative buffer and line of sight on the Wadel side.

Scott replied that it should be effectively screened. There is a nice mix of deciduous and evergreens and there will be a full 200ft buffer. You currently can't see their house.

MOTION: Maria recommended to forward the Conditional Use to the supervisors along with Tim Cormany's letter dated July 13th. Daryl Zimmerman seconded the motion which passed. Rebecca Wiser abstained due to an employment conflict with Salzman Hughes.

Other Business

Maria reported that the Township is going to update the SALDO and Zoning Ordinances. If the Commission had any suggestions of things to include or amend, they should contact her.

Chairman Benhart adjourned the meeting at 7:12 p.m. on a motion by Dave Rohr and a second by Glenn Pugh. All approved.

Respectfully Submitted

Maria Misner
Recording Secretary