



Southampton Township
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**PLANNING COMMISSION MEETING FOR
TUESDAY, OCTOBER 18TH, 2022
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING**

MEMBERS PRESENT

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

OTHERS PRESENT

Tim Cormany – Martin & Martin

VISITORS PRESENT

Scott Bert – HRG
Dave Thomas – Matrix
Charlie Schmehl – Urban Research & Development Corp.
Michael Runyon – Byers & Runyon Surveying
Carl Bert – Wadel/Shirk-Lauver
Lane Thrush
Craig Mellott – TPD – Harrisburg PA
Charles Suhr – Stevens & Lee

Chairman Benhart called the Planning Commission meeting of October 18th to order at 6:00 p.m.

APPROVAL OF MINUTES

Approve minutes for the September Planning Commission meeting.

MOTION: Daryl Zimmerman moved to approve the minutes from the September Planning Commission meeting. George Pomeroy seconded motion which passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT

SD22-018 High, Hurst, Martin & Burkholder (Laver/Shirk) - Subdivision

Tim stated that this plan is to simply to subdivide the parcel by Rice Road. It has been revised to address all outstanding comments except for signatures and the Form B.

MOTION: Maria Misner moved to approve the Form B provided Township SEO, Vince Elbel approves it. George Pomeroy seconded the motion which passed unanimously.

MOTION: Dave Rohr moved to approve the final Land Subdivision Plan for SD-018 High, Hurst, Martin & Burkholder (Laver/Shirk). George Pomeroy seconded the motion which passed unanimously.

SD2022-019 –Arlin & Karla Wadel - Subdivision

Tim stated that this plan is like the last in that it is to simply subdivide the parcel by Olde Scotland Road. It has been revised to address all outstanding comments except for signatures and the Form B.

MOTION: Maria Misner moved to approve the Form B provided Township SEO, Vince Elbel approves it. Daryl Zimmerman seconded the motion which passed unanimously.

MOTION: George Pomeroy moved to approve the final Land Subdivision Plan for SD2022-019 –Arlin & Karla Wadel. Dave Rohr seconded the motion which passed unanimously.

Conditional Use – Big Dogs

Tim reported that this is a piece left over from the Thornwood project at the intersection of Orrstown and Thornwood Roads and is zoned commercial. Big Dogs has submitted a Land Development plan as an exhibit. He reviewed his letter dated October 13th.

Tim Cormany's comments from his letter dated 10/13/22.

1. The plan proposes construction of three 12-unit apartment buildings on an existing 4-acre lot. A future fourth building is illustrated on Plan Sheets 3-5 but is not subject to this current application. Under §39-1002.C of the Township Code, such a use is classified as a conditional use in the C district. The conditional use process must take place prior to any formal land development application. Please note that any future buildings beyond the three currently proposed will require a separate series of Township approvals.

2. Utility approvals, review and comment from the Fire Chief, lighting review, highway occupancy permits, and earthmoving permits will also be requirements of any Township land development approval.

3. The applicant would be required to meet all other applicable requirements of the Township SALDO and Zoning Ordinance.

4. The project will ultimately be subject to a fee-in-lieu-of recreation at the time of land development approval. Said fee structure (currently \$1,000 per dwelling unit) is subject to annual changes and may not coincide at the time of payment with any figure currently quoted on the plan's cover sheet.

5. An active play area has been provided in accordance with Zoning Section 39-1005.D. Per definition, these "active play areas" shall be equipped with playground apparatus and located away from, or outside of, incompatible features. The Board may consider as a condition to approval a reasonable alternate location and/or shape which it deems appropriate.

6. Plan Sheets 3 and 4 should be revised to indicate a proposed density involving only the currently proposed 36 dwelling units rather than the conceptual and future 48 dwelling units.

7. The project exceeds the density requirement (4 units per acre) for sidewalk along all street frontages per Section 31-904. The applicant has indicated that, at the time of land development application, he intends to file a request for modification of requirements to waive the installation of sidewalks as no other sidewalks are located within proximity to the site. This issue may also be addressed now as part of the conditional use application. Should the requirement for sidewalks ultimately be waived, we recommend at a minimum that a suitable area be reserved along both street frontages for future sidewalk installation at the then owner's expense upon direction of the Township.

8. Plan Sheet 9 should be revised to illustrate how and where the parking lot shade tree requirement will be met. (§31-908.A) Also, the different hatch patterns used on this sheet should be defined by means of a legend.

9. Based on the information provided, the applicant has in our opinion met the general conditional use requirements of Section 39-1201.A and B.

10. In addition to this office's comments, the Board should consider any public comment obtained at the time of the public hearing and any additional comments from the Township Planning Commission and the County Planning Department as part of its deliberations.

11. Should the Board of Supervisors vote to grant the conditional use, any subsequent land development plans should include details of said approval including the date of approval and any conditions attached thereto.

Keep in mind that the proposed use is a permitted use via the conditional use process so long as the requirements of the Township Zoning Ordinance are demonstrated to be satisfactorily met. Additionally, the Board may impose reasonable conditions in the public interest where necessary. Based on the information provided, our office has no objection to an approval with conditions based on the above commentary and any valid input from others at the time of the hearing. Should you have any questions concerning this correspondence, please don't hesitate to contact this office at your convenience.

Chairman Benhart made note that elevators should be considered.

Daryl Zimmerman asked about the number of parking spaces for each apartment.

Mike Runyon responded that there are two spaces per unit plus a few for visitors.

Dave Rohr questioned the location of staircases and safety requirements in case of a fire.

Lane Thrush responded that the apartments are accessed by center staircase. The apartments will be built to code for fire. The second and third floors have decks. All have sprinkler systems.

George Pomeroy had pedestrian safety concerns regarding the traffic. He would like to reserve the option for sidewalks at a later date if the supervisors choose to require them.

Tim stated that as far as what the ordinance requires, his letter and the plans meet the ordinance.

MOTION: Dave Rohr moved to approve Big Dogs Conditional Use and forward to the Supervisors with Tim's comments and the option to require sidewalks of some sort if the supervisors choose to require in the future. George Pomeroy seconded the motion which passed unanimously.

Zoning Map Change Request – Matrix – Martin Farm

Tim stated Matrix has submitted for consideration a rezoning request. He was not sure how far the supervisors want to take this, because it is significant. How does it affect our comprehensive plan?

Dave Thomas gave introductions and stated the current industrial development has gone very well; they now are looking at a farm on the other side of I81 on Mt. Rock Road owned by Patsy Martin. The family is trying to sell 250 acres.

There is a natural ridge barrier on one side and I-81 and a rail road act as a barrier to noise, light on the other. The steep slope on Mt. Rock, according to the Township Comp Plan, is an area of concern. They are proposing flattening the road out to more manageable grade, making it safer.

Craig Mellot, transportation engineer, discussed multiple improvements planned to handle the increase in truck and auto traffic, including widening the intersection of Mt. Rock Road and Olde Scotland Road.

Craig also discussed the problem of stacking on I81 northbound, proposing yield and right turn lanes on southbound United Drive. They need to change vehicle priority to add additional stacking space with a head-to-the-right lane and a left turn light on northbound offramp to get more cars off the cycle. The signals are not currently optimized, they need to retime the signals.

George Pomeroy was also concerned about truck traffic coming across from Rt. 11 or going towards the turnpike towards Rt. 11.

Jack Benhart added that there will be an increase in traffic across Mt. Rock between Rt. 11 and I81 with employees as well.

George asked if any of the industrial activity could be integrated with the rail road.

Dave Thomas replied that the possibility is there.

Charlie Shemehl discussed the financial benefits to the community in taxes and jobs. If the property is sold to another, it may go to residential development adding a strain on the community. The site is suitable for business development due to the buffering of I81 and the natural ridge. Ridge is natural, logical break to prevent more industrial land to be developed in the future.

George Pomeroy agreed that it is probably the most suitable place for an increase in industrial land if an increase is desired.

Tim Cormany expressed concern from the community for years not only getting traffic to I81 but the unintended traffic to other destinations. Is the timing right for this much of a change? From the perspective from when the last Township Comp Plan was completed, the map has a lot of purple. The supervisors felt that once that gets developed, there would be enough devoted to business and industry. We haven't seen the impacts because it hasn't been built out. Supervisors have to weigh if they want to move ahead now or wait and adjust later. He advised proceeding cautiously. The Township has already offered a lot of ground for industrial use.

Glenn Pugh said it is not necessarily true that the farm would be sold for residential if not for industrial. Farms are bringing very high prices now.

Rebecca Wisner stated there would be a benefit to the school district, but the Supervisors also have to look at Comp Plan and goals. Do we need to change things? It's a big piece of land that we're looking at. It's a big deal for the supervisors.

George Pomeroy stated it does not have to happen now; it could be rezoned later.

Tim stated when a zoning map change is made, you cannot make it conditional. It's a significant change that you want to study. We may have different objectives and it may take some time.

Chairman Benhart said he feels the supervisors are going to look at it as a foot-in-the-door for more industrial growth when it comes up the next time.

MOTION: George Pomeroy stated the commission is intrigued and made a motion to forward the information and discussion on the Zoning Map Amendment to the Board of Supervisors. It is a very serious issue with long-term impacts. Glenn Pugh seconded the motion which passed unanimously.

Other Business

There was no other business.

Adjournment

Chairman Benhart adjourned the meeting at 7:57p.m. on a motion by Rebecca Wisner and a second by George Pomeroy. All approved.

Respectfully Submitted

Maria Misner
Recording Secretary