

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

5:00 p.m.

November 22, 2022

MEMBERS PRESENT

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

OTHERS PRESENT

Kathy Durf – Secretary/Treasurer
Maria Misner – Planning/Zoning

Vice Chairman Brenize ran the meeting since Chairman Cressler was attending through phone.

Vice Chairman Brenize called the November 22nd meeting to order at 5:00 p.m. and announced the meeting was being recorded.

VISITORS PRESENT

Lori Weibley – 1495 Orrstown Road
Ken Scott – Beyond All Boundaries
Charlie Pensinger – 10700 Thornwood
Allen R. Pensinger - 6037 White Church Road
Alberta Pensinger – 6037 White Church Road
Jennifer Warren – 103 Quentin Circle
Robert Warren – 1138 Celest Drive
May Kearney – 226 Grove Drive
Kim Traini – 10747 Thornwood Road
Jeff Traini – 10747 Thornwood Road
Terry E. Bigler – 1865 Orrstown Road
Joshua Mitchell – SCPRA Director
Lane Thrush – 482 Beech Tree Street
Sanjeev Kuriakose – 10670 Thornwood Road

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

VISITOR REMARKS

There were no visitor remarks

APPROVAL OF MINUTES FOR THE REGULAR MEETING OF NOVEMBER 7TH.

MOTION: Supervisor Hall moved to approve the minutes of November 7th meeting as presented. Supervisor Brenize seconded the motion which passed unanimously.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Witter Zoning Map Change Request Decision

Maria Misner, Zoning Officer, reported that this is a Supervisor's decision for a two-acre request to change the Zoning Map from the Agriculture Zone to the Residential Zone. The purpose is to subdivide a lot that works with the existing features. The hearing was held during the October 25th Board of Supervisor's meeting.

There were no comments or opposition to the change request.

MOTION: Supervisor Hall approve the Witter map change request from the Agricultural/Woodland (A) Zone to Low Density Residential (R-1) Zone. Supervisor Cressler seconded the motion which passed unanimously.

Big Dogs Conditional Use Decision

Supervisor Brenize appreciated everyone's comments at the hearing held on October 24th at 5:00 p.m. The conditional use hearing was for three, 12-unit apartments in the Commercial Zone. It is on the agenda for conditions to be added by the Board of Supervisors.

Supervisor Brenize stated he would like to see:

1. The Applicant shall reserve a suitable area along both street frontages (Thornwood and Orrstown) for future sidewalk installation at the current owner's expense upon direction of the Township to erect or install said sidewalk.
2. The project will be subject to a fee-in-lieu-of recreation fee at the time of land development approval. Said fee structure is subject to annual changes, but is currently set at \$1,000 per dwelling unit.
3. The Applicant shall submit a Highway Occupancy Permit to PennDOT requesting permission for a second method of ingress/egress onto Orrstown Road, SR533, and Applicant shall adhere to PennDOT's recommendation as to its location.

Supervisor Cressler added:

4. Right turn only when exiting the apartments onto Thornwood Road.

Mr. Thrusch asked if the supervisors were requesting a second entrance be added.

The supervisors confirmed that the condition is for Big Dogs to submit an application to PennDOT for a second entrance onto Orrstown Road. If PennDOT approves the application it will be at their preferred location.

MOTION: Supervisor Cressler moved to approve the four conditions as outlined above. Supervisor Hall seconded the motion which passed unanimously.

Charlie Pennsinger said that there were no conditions for Big Dogs based upon the public comments at the hearing.

Sam Cressler stated there is transcript from the hearing that the supervisors read. Most of the concerns were about the intersection.

Mr. Pennsinger said he would have thought that before more traffic was added to that intersection something else would have been done to the intersection.

Supervisor Cressler stated the Supervisors did the best they could to keep traffic from going to the intersection from the apartments. By turning left, all exiting traffic will not be going to the intersection on Thornwood. The second entrance will put the traffic onto Orrstown Road.

Mr. Pennsinger replied that there was no consideration from last hearing (regarding installation of a traffic light). Can't the Township do anything?

Supervisor Cressler said the Township has done everything a second-class township can do. Those two things, requesting a second driveway and restricting right turns are as much as the Township can do.

Mr. Pennsinger said more and more houses are being added and the intersection is getting worse. The Township is increasing traffic but they can't do anything about a traffic light. He understands SR533 is a State Road.

Supervisor Cressler stated that is the case for every intersection in the Township. When he became supervisor there were only 5,500 people in the Township, there are now 8,700 residents. The Township Road Foreman did do a Road Audit with PennDOT to see what else could be done. The Township is doing everything they have the authority to do.

Supervisor Brenize stated the study from PennDOT stated an all-way stop study could be requested, but, the crash warrant for an all-way stop required five accidents within a 12-month period. That is not the case and it is highly unlikely they would do anything about it.

Supervisor Brenize stated the traffic study said visibility in all four directions is 500+ feet. The new building will make visibility better because there will not be any corn stalks. The building will be 60' back from the center of the road, the corn stalks are about 20' from the center of the road.

Park and Rec Cooperation Website Costs

There was a meeting between Shippensburg Borough, Southampton Cumberland, Southampton Franklin and Shippensburg Township to discuss all of the Municipalities putting their activities on one common, community-wide website. The initial quote to set up the website would be \$4,000-6,000 and \$1,000 per year to maintain. Another quote may make it less.

MOTION: Supervisor Brenize moved to budget \$2,000 to contribute to the park and rec cooperative website for set-up and maintenance for the first year. Supervisor Cressler seconded the motion which passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT/BONDING

SD2022-023 – Rick Wadel Subdivision

Maria Misner explained this is a field on the other side of Interstate 81. Rick Wadel purchased it and Lamar Wadel would like to buy half. It has been reviewed by Martin & Martin and Planning Commission. Vince Elbel was in and signed off on the Form B. There are no comments outstanding.

Ken Scott, surveyor for the plan, stated there is a small portion on the field in Cumberland County. It is going before Southampton Cumberland next month for approval.

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

MOTION: Supervisor Hall moved to approve the final subdivision plan for SD2022-023 Rick Wadel. Supervisor Brenize seconded the motion which passed unanimously.

Matrix Lot B - Bond Reduction Request

Maria reported that Matrix has a \$1.5+ million-dollar bond for Stormwater on Lot B. Matrix has submitted an as-built for review to Martin & Martin. Township engineers reviewed and recommended reducing the bond to \$319,308.28.

MOTION: Supervisor Brenize moved to approve the Bond Reduction Request based upon the recommendation of Martin & Martin. Supervisor Hall. seconded the motion which passed unanimously.

AGENDA AMENDED ITEMS

There were no agenda amended items.

REPORTS OF TOWNSHIP OFFICIALS AND AGENCIES

Kathy Durf reported for Code Enforcement Officer, Jamie White, that all the letters for the feral cats in Herwin Village have been sent out.

ACTION ON PAYING BILLS

MOTION: Supervisor Hall moved to pay the general fund in the amount of \$25,768.68. Supervisor Brenize seconded the motion which passed unanimously.

The meeting was adjourned by Supervisor Brenize at 5:25 p.m.

Respectfully Submitted
Maria Misner
Planning/Zoning/Recording Secretary