



Southampton Township
705 Municipal Drive
Shippensburg, PA 17257
PH: (717) 532-9041 FAX: (717) 532-7234

**PLANNING COMMISSION MEETING FOR
TUESDAY, NOVEMBER 15TH, 2022
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING**

MEMBERS PRESENT

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

OTHERS PRESENT

Tim Cormany – Martin & Martin (Township Engineer)

VISITORS PRESENT

Ken Scott – Beyond All Boundaries
Randy Goshorn - DEBEI
Scott Bert – HRG
Dave Thomas – Matrix
Charlie Schmehl – Urban Research & Development Corp.
Charles Suhr – Stevens & Lee

Chairman Benhart called the Planning Commission meeting of November 15th to order at 6:00 p.m.

APPROVAL OF MINUTES

Approve minutes for the October Planning Commission meeting.

MOTION: Glenn Pugh moved to approve the minutes from the October Planning Commission meeting. Rebecca Wisner seconded motion which passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT

SD22-022 Martin's Auction Service – Land Development Plan

Tim Cormany stated Martin & Martin has issued two letters. One was on October 24th, and a stormwater review letter was issued on November 8th. There are a lot of comments between the two letters.

Randy Goshorn was present to discuss the plan. He said that the stormwater not going to change much. The topography maps are not updated to indicate Volvo drainage and pipes. Most of the stormwater will be going to into manmade channels. The screening will probably change as requested.

Randy has been in contact with DEP regarding the holding tank and they have indicated that it is an issue between the SEO and the Township. They do not need planning for it. Vince Elbel, Township SEO, has been involved already.

Overflow parking is going to come off of the plan, and part of the parking will be paved.

The proposed use will be for Victor Martin to hold monthly auctions for big farm equipment one Saturday a month.

MOTION: Darryl Zimmerman moved to table the plan until next month due to the number of comments. Dave Rohr seconded the motion which passed unanimously.

SD2022-023 –Rick Wadel - Subdivision

Ken Scott, Beyond All Boundaries, was present to answer questions about the plan. He stated Rick Wadel purchased the land and Lamar Wadel wants to purchase half of it. A very small portion is in Cumberland County.

Tim Cormany reported that he has reviewed the plan twice and the only outstanding comments from his letter on November 9th were that the Form B and Cumberland County approvals are required and the plans need certified.

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

MOTION: Dave Rohr moved to approve the final Land Subdivision Plan for SD2022-023 Rick Wadel. Glenn Pugh seconded the motion which passed unanimously.

Zoning Map Amendment – Matrix -

Tim Cormany stated it is the same issue that the Planning Commission saw last month, but it is being submitted again due to a timing perspective.

Charlie Suhr, attorney for Matrix, reiterated that it is a matter of process. Since the supervisors have accepted that they will hear it, they are coming in again. He said the big issue is, “why now?”

Dave Thomas of Matrix, said the process takes longer than we all think. If the Township would approve the rezoning, the earliest construction would be 2025, first occupant 2026.

Taxes are a benefit. Matrix is here and has an interest in the intersections and the improvements because of the buildings they own on United Drive.

Mr. Thomas felt they were being conservative in the number of trips they are projecting.

Charlie Schmehl said the land is for sale now and it's important to keep the tax base. If you are looking to keep industrial property next to an interchange, there are very few properties that you can do that with. If you leave the property as currently zoned, there could be 3 or 4 houses in the future or more. You may lose an opportunity.

Mr. Schmehl continued that there is a provision in the state planning code that says, no action of a municipality can be challenged based upon the Comp Plan. It is not binding by any means. It is not static and locked in place.

Mr. Schmehl added that if approved, there will be conditional use approvals for each warehouse, all issues will be worked out at that time. This request is only pertaining to use.

Dave Rohr said that when zoning was put in place, there were only three areas in the Township. If the Township wanted to increase industrial land, this makes sense. Water and sewer are not far. Transportation to the interstate is not far. The biggest problem we could have is Mt. Rock Road. This is not good for Rt. 11 or to go to the Turnpike. He would only agree to this if truck traffic across Mt. Rock could be eliminated totally. The comments he has gotten from residents are about traffic on Mt. Rock.

Charlie Schmehl stated the Township has the ability to put truck restrictions on it. Matrix can have restrictions in their leases, they can have plenty of signs up. It is possible to have an intergovernmental agreement with the Shippensburg Police for limited services to just enforce that one regulation.

George Pomeroy stated there are air quality issues in our area, an increase in industrial land would add to that problem.

In general, the board felt the Township had devoted a generous amount of land for Industrial purposes that has so far only been developed about 25-30%. The impacts of the existing business park are yet to be fully realized.

Tractor trailer traffic on I-81 is extremely high, adding more warehousing would only make that situation worse. Additionally, the tractor trailer traffic on Mt. Rock Road will have a negative impact as the road is not designed for that use.

The residents of Southampton Township desire and enjoy a quality of life that includes open space. The increased industrial zone will not only displace 250 acres of agricultural land with industrial land, but require more residential homes for employees, creating a snowball effect that will change the complexity of the Township.

Although Matrix and Stevens & Lee gave an extremely good presentation for changing the zoning map, and the proposed location may be the next best place for the Industrial Zone to expand, the bottom line is the amendment to the zoning map must be made on the merits of rezoning alone and not on the promises of improvements and benefits to the community. The only thing the Township can be sure of is the color of the district changes from green to purple.

MOTION: Dave Rohr moved to forward to the Board of Supervisors that the Planning Commission does not recommend approval of this request to amend the zoning ordinance/map at this time. Daryl Zimmerman seconded the motion which passed. Rebecca Wiser abstained due to a relationship conflict.

Other Business

There was no other business.

Adjournment

Chairman Benhart adjourned the meeting at 6:55 p.m. on a motion by Rebecca Wiser and a second by George Pomeroy. All approved.

Respectfully Submitted

Maria Misner
Recording Secretary