

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

5:00 p.m.

February 28, 2023

MEMBERS PRESENT

Samuel Cressler – Chairman
Randy Brenize – Vice Chairman
Roger Hall

OTHERS PRESENT

Melissa Kelso Esq. - Solicitor
Kathy Durf – Secretary/Treasurer
Maria Misner – Planning/Zoning

VISITORS PRESENT

Hazel Baer – 347 Edison Dr.
Janet McKeeithan – 138 Stony Point Ave
Carl Bert – JHA
Brendan West – 144 Stony Point Ave
Laverne Shirk –
Robert Van Scyoc – SAEMS
Dave Thomas – Matrix
Kurt Williams – Salmann Hughes, PC
Scott Bert – HRG
Tim Witter – Shelly, Witter & Fox

Chairman Cressler called the meeting of February 28th to order at 5:00 p.m. and announced the meeting was being recorded.

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

VISITOR REMARKS

Robert Van Scyoc – Ship EMS

Mr. Van Scyoc gave a report of calls ran. Ship EMS is a teaching facility they host CPR and AED training classes.

Supervisor Brenize ask if they had enough technicians?

Mr. Van Scyoc replied that they are in need of EMTs.

Janet McKeathen Janifer – Brenden West – They have been enjoying Furnace Run Park, but in mid-February they noticed severe excavation going on in the quarries.

The supervisors replied the Township is having the quarries reclaimed with a mass tree planting. There will still be trails around the quarries walking. This is a short-term disruption for a long-term benefit.

APPROVAL OF MINUTES FOR THE REGULAR MEETING OF FEBRUARY 14TH.

MOTION: Supervisor Cressler moved to approve the minutes of February 14th meeting as presented. Supervisor Brenize seconded the motion which passed unanimously.

OLD BUSINESS

Paul Witter

Maria Misner reported that it has been over 180 days since Mr. Witter requested to be put into the Southampton Township Agricultural Security Areas. He is applying for Agricultural Preservation for his farm. Because the Township took no action, the farm is now automatically deemed approved. She will notify county.

Furnace Run Park

There was a meeting earlier today with B&L. They are getting ready to submit the NPDES permit by Friday.

Another meeting is being planned with B&L, Martin & Martin, supervisors and David Black so that everyone is on the same page moving forward.

NEW BUSINESS

Resolution 23-001 – Furnace Run Park Enforcement Officer

Solicitor Kelso prepared the resolution that appoints an officer to enforce the rules of Furnace Run Park. This is an appointed code enforcement officer.

MOTION: Supervisor Hall moved to approve Resolution 23-001 and appoint Jamie White, the Code Enforcement Officer as the Park Enforcement Officer. Supervisor Brenize seconded the motion which passed unanimously.

Solicitor Kelso distributed a draft ordinance to amend the Park Rules that enforcement would be as a ticket in lieu of prosecution.

Supervisor Brenize ask if he sees dogs running loose, should he just call the dog warden.

Solicitor Kelso answered that is the appropriate action.

Furnace Run Park Pollinator Seeds

Maria reported that \$5,000 for pollinator seeds were included in the grant to plant the Furnace Run Quarries. When they did not receive the grant there was no money for the seeds. The PA Environmental Council has offered to match whatever the Township contributes.

The seeds will be scattered over all of the area the trees are planted. They are important because they help stabilize the slopes, provide habitat and food for pollinators and birds and help keep invasive species out of the planted areas. She has been working with Eric Oliver of DEP and they think they can have a nice mix for approximately \$3,000. She is asking the Township to contribute half, or \$1,500.

MOTION: Supervisor Cressler moved to approve \$1,500 to be matched for pollinator seeds for Furnace Run Quarry Planting. Supervisor Hall seconded the motion which passed unanimously.

Sonic Wall Quote

Maria reported the existing sonic wall was installed in 2014. Higher Information Group recommended in 2021 that they get a new one, but they held off. HIG said has reached its end of life, no further support is offered. It is important to the network functionality.

MOTION: Supervisor Hall moved to approve purchasing a new sonic wall for \$2,284 for sonic wall. Supervisor Brenize seconded the motion which passed unanimously.

Sunlife Renewal

Kathy Durf reported that the Sunlife Insurance Policy is set to renew. There is no rate change for Basic Life, AD&D insurance. It is set to renew, there are no rate changes for that, but Short-Term Disability is going up \$166.00.

MOTION: Supervisor Brenize moved to approve the increase for the Sunlife Insurance Policy. Supervisor Hall seconded the motion which passed unanimously.

PA Trappers Association – Possum Hollow Road

Kathy Durf reported that the PA Trappers Association is hosting an event at Shippensburg Fairgrounds June 15 – 17, 2023. They are asking for Possum Hollow Road be closed during the event and use the Township's Road Closed signs.

MOTION: Supervisor Cressler moved to approve the request for Road Closed signs and to close Possum Hollow provided the Township get an Emergency Management Plan from the PA Trappers Association. Supervisor Hall seconded the motion which passed unanimously.

Public works Request – 55 Gallon Drum of Oil

MOTION: Supervisor Cressler moved to approve the purchase of a 55-gallon Drum of Oil. Supervisor Brenize seconded the motion which passed unanimously.

Public Works Request – Oil Drain Pan

MOTION: Supervisor Cressler moved to approve the purchase of an oil drain pan. Supervisor Brenize seconded the motion which passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT/BONDING

Zoning Map Change Opinion – Arron & Lavern Shirk

Carl Bert explained the informal map change request. Carl explained that Lavern Shirk recently bought the property on the corner of Rice and Rt. 11. The front 500 ft. is commercial, back 250 is residential. At a minimum, he would like to request the front parcel be changed to commercial.

He also would like to rezone the single family dwelling behind this property which is located in the Residential Zone, There is a 50' strip that he does not own which is between the two properties. It is owned by Merlin Oberholtzer and he would need to be contacted to see if they would be interested in changing the zoning.

Supervisor Cressler stated the supervisors understand the situation.

Mr. Bert stated they would be filing an official request for a Zoning Map Change.

SD2022-022 Martin's Auction Service – Land Development

Maria reported the plan is waiting for the Planning Module from DEP and the PennDOT HOP. They have received their NPDES permit. The modifications have already been approved. Outstanding Martin & Martin comments are not significant. The Planning Commission recommended conditional approval.

MOTION: Supervisor Hall moved to approve SD2023-022 pending all outstanding comments and outside agency approvals are satisfied. Supervisor Cressler seconded the motion which passed unanimously.

SD2023-00 – Penzance Court Subdivision

Tim Witter explained the plan is a simple re-subdivision for the purpose of combining four driveways into two common access drives. All comments have been satisfied.

Solicitor Kelso has approved the driveway agreements.

MOTION: Supervisor Brenize moved to approve SD2023-003 Penzance Court. Supervisor Hall seconded the motion which passed unanimously.

SD2023-004 – Isaac Diehl – LDP

This is Poultry Barn, there are four minor comments. Bonding is required.

MOTION: Supervisor Hall moved to approve SD2023-004 – Isaac Diehl pending all outstanding comments are satisfied and bonding is obtained, Supervisor Cressler seconded the motion which passed unanimously.

SD2023-005 Matrix 11 & 12 (Coover) Subdivison

MOTION: Supervisor Cressler moved to approve the Form B provided Vince Elbel signs off on it. Supervisor Brenize seconded the motion which passed unanimously.

MOTION: Supervisor Brenize moved to approve the final Land Subdivision for SD2023-005 Matrix 11 & 12 (Coover) subdivision. Supervisor Hall seconded the motion which passed unanimously.

SD2023 – 005 Matrix 11 & 12 Land Development Modifications

Scott Bert was present to explain the modification requests and present the exhibits.

Modification of plan scale (§31-700.A)

MOTION: Supervisor Brenize moved to approve the modification of plan scale (§31-700.A). Supervisor Hall seconded the motion which passed unanimously.

Modification for Rainfall Intensities (§31-906.D.7)

MOTION: Supervisor Hall moved to approve the modification for requirements for rainfall intensities to DEP specifications. Supervisor Brenize seconded the motion which passed unanimously

Two additional modifications are requested based upon the Conditional Use Hearing

Modification of 200' Buffer for Adjoining Residential Zone (§31-908.C)

The Conditional Use Decision stated that the “applicant’s plan shall eliminate trailer dock doors along the proposed building from the northeast corner of the

proposed building continuing south until there is a 200' distance from the building and the southwest corner of the protruding change of the zoning district.”

Mr. Scott Bert presented Exhibit 30. Based upon the screening provided and compliance to the Conditional Use Decision, they are requesting a modification of the requirement to allow improvements within the 200' buffer for an adjoining residential zone.

MOTION: Supervisor moved to approve the modification of the 200' buffer of the Cook property as presented in Exhibit 30. Supervisor Cressler second the motion which passed unanimously.

31-908.C.4.c. Screen Plantings on the Interior 25; of the Buffer Zone

The applicant is requesting a modification of the requirements regarding screen planting on the interior 25' of the buffer zone, per the conditional use decision, supplementary plantings have been illustrated to fill in any natural gaps in the existing wooded areas Exhibit #29. Most of these gap areas are not located within the interior 25' of the buffer.

MOTION: Supervisor Brenize moved to approve the modification request requiring screened planting on the interior 25' of the buffer zone per the conditional use requirements and Exhibit #29. Supervisor Cressler seconded the motion which passed unanimously.

SD2023-008 Christ & Lydia Weaver – Stormwater Waiver Request

Maria stated the request for a stormwater waiver has been submitted for 1,400sf shed. The property already has a cumulative total of 10,000sf of impervious surface.

MOTION: Supervisor Hall moved to deny the request for stormwater waiver based upon the cumulative total of 10,000sf. Supervisor Cressler seconded the motion which passed unanimously.

AGENDA AMENDED ITEMS

There were no agenda amended items.

REPORTS OF TOWNSHIP OFFICIALS AND AGENCIES

Solicitor

Solicitor Kelso stated the Deed of Consolidation for the Impact Grant Agreement was completed. She has an instrument number but not a parcel ID yet.

The agreement with Wadels has not been signed.

She submitted a sample waiver to have families participate in the Furnace Run Tree Planting.

Supervisor Cressler said to advertise it is a family friendly project, waivers will be required.

Planning/Zoning

No report

Code Enforcement

Jamie White, Code Enforcement Officer submitted a report:

The Last Chance Letters to be mailed out on 3/1/23 (regular & certified). Will have until Monday, March 13, 2023 to comply. If not will present to supervisors at the March 14th, 2023 meeting and request permission to file with Magistrate.

- a. Rentals = 9
- b. Septic = 4
- c. MHP = 1

Complaints

- A. Jonathan St.
 - a. Cars blocking Cul-de-Sac
 - b. Trash at two properties
- B. Pre-emptive letters sent to four residences.

Fire Chief

Final inspection completed on new Rescue Squad. All went well with only minor adjustments. It should arrive at Glick in a week, will then be at the station for equipment mock-up before leaving for mounting in Hollywood MD. They are aiming for an in-service date sometime late April or early May. He will let supervisors know when it arrives.

A preliminary date of June 3, 2023 has been selected for the squad housing in the morning, and the banquet in the evening. He will let the supervisors know when the date and times are finalized.

Secretary/Treasurer

No report

Supervisors

There was discussion regarding the trash on United Drive and whose responsibility it is to clean it up.

ACTION ON PAYING BILLS

MOTION: Supervisor Hall moved to pay the general fund in the amount of \$53,065.32. Cressler seconded the motion which passed unanimously.

The meeting was adjourned by Chairman Cressler at 6:26 p.m.

Respectfully Submitted

Maria Misner

Planning/Zoning/Recording Secretary