



Southampton Township
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**PLANNING COMMISSION MEETING FOR
TUESDAY, FEBRUARY 21ST, 2023
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING**

MEMBERS PRESENT

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

Tim Witter – SWF
Delvin Zullinger – Curfman & Zullinger
Dex Diffenbaugh - DEBEI
Scott Bert – HRG
Dave Thomas – Matrix

Vice Chairman Rohr called the Planning Commission meeting of February 21st to order at 6:00 p.m.

APPROVAL OF MINUTES

Approve minutes for the Planning November Commission meeting.

MOTION: Rebecca Wisner moved to approve the minutes from the November Planning Commission meeting. Daryl Zimmerman seconded motion which passed unanimously.

ELECTION OF OFFICERS FOR 2023

MOTION: George Pomeroy moved to reappoint Jack Benhart as Chairman, Dave Rohr as Vice-Chairman and Maria Misner as Recording Secretary. Glenn Pugh seconded the motion which passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT

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

Dex Diffenbaugh was present to answer questions regarding the plan. Dex stated the Planning Module was sent to DEP. They are waiting that and for the PennDOT HOP. The Modifications have already been approved by supervisors. They have received their NPDES permit.

MOTION: Glenn moved to remove Martin's Auction from table. There was a second by Rebecca Wiser which passed unanimously.

MOTION: Maria moved to approve SD22-022 Martin's Auction Service – Land Development Plan conditionally pending all outstanding comments from Martin & Martin and completed and outside agency approvals and permitting is obtained. Fire chief review and address. George Pomeroy seconded the motion which passed unanimously.

SD2023-003 Penzance Court - Subdivision

Tim Witter from, SW&F was present to explain the plan. He stated it is Resubdivision, approved in 1995. It is simply combining driveway entrances off of Olde Scotland Road.

Tim Cormany stated there are no change in the plan since 1995, so a Form B is not a necessity. The lots are not changing only driveway access.

Maria added and Solicitor Kelso has reviewed the driveway agreements and approved them.

MOTION: Daryl Zimmerman moved to approve the final Land Subdivision Plan for SD2023-003 Penzance Court. Rebecca Wiser seconded the motion which passed unanimously.

SD2023-004 Isaac Diehl – Land Development

Delvin Zullinger reported that this poultry facility is for hen turkeys. He is not anticipating many changes from Franklin County Conservation District and NPDES. Bonding for improvements will happen after that. Fire Chief review. Signatures

Tim Cormany stated that Tex from his office had 4 minor comments and then they can get the plan into the FCCD. Dave Rohr recommended seeing if the nearby pond could be used in case there is a fire.

MOTION: Glenn Pugh moved to approve pending all outstanding comments are satisfied. Rebecca wiser seconded the motion which passed unanimously.

SD2023-005 Matrix 11 & 12 (Coover) Subdivision

Purpose is to subdivide off the land on the other side of Mainsville Road. Scott Bert stated he has no issue with addressing the comments from Tim Cormany's letter dated February 7th.

Tim Cormany stated the Matrix Land Development plan depends upon this subdivision passing before prior to the Land Development Plan.

Maria stated if there is an on-lot septic system on the residual property, the Township SEO will want to see it on the plan.

MOTION: George Pomeroy moved to approve the Form B provided SEO approves it. Maria second which passed unanimously.

MOTION: George Pomeroy moved to approve SD2023-005 Matrix 11 & 12 (Coover) Subdivision Plan provided all of the comments from Tim Cormany's letter are satisfied. Daryl Zimmerman second the motion which passed unanimously.

SD2023-005 Matrix 11 & 12 Land Development Plan

Tim Cormany stated there is an additional subdivision component to this plan as well.

Scott Bert gave a high-level overview of the project. Lot 10 will extend United Drive, then they will extend the road to intersect Mainsville Road. There is currently a bridge permit at DEP they are expecting to be issued at any time. It is not a part of the project.

Tim's office does not have a completed stormwater review at this time, nor is the lighting review completed. They cannot submitted to FCCD until they get the bridge permit.

They have a series of Modification requests in a letter from HRG dated January 31, 2023.

Tim Cormany reviewed his letter dated February 16th, 2023.

Tim sent roadway plan to the Township Traffic Engineer regarding the second entrance.

Signage, trucks to I-81 no right turn.

Tim stated the Planning Commission is in no position to take action tonight. With so many things outstanding; however, the modifications should be approved to be sent to the supervisors for their decision. The development of the plan is dependent upon them.

Dave Rohr brought up some fire protection issues that they are experiencing with Lowe's and emergency access/second entrance.

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

MOTION: Maria Misner moved to approve the modification of plan scale (§31-700.A). George Pomeroy Seconded the motion which passed. Rebecca Wisner abstained due to a spousal conflict of interest.

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

MOTION: Maria Misner moved to approve the modification for requirements for rainfall intensities. George seconded the motion which passed. Rebecca Wisner abstained due to a spousal conflict of interest.

Two 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."

Therefore based upon the screening provided and compliance to the Conditional Use Decision, we request a modification of the requirement to allow improvements within the 200' buffer for an adjoining residential zone.

Martin & Martin has no objection to the request.

MOTION: Daryl Zimmerman moved to approve the modification of the 200' buffer of the Cook property, and to forwarded to the supervisors for final approval, along with the applicant's exhibit. Maria second the motion which passed. Rebecca Wisner abstained due to a spousal conflict of interest.

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. Most of these gap areas are not located within the interior 25' of the buffer.

Martin & Martin have no objection

MOTION: Daryl Zimmerman moved to approve the modification request requiring screened planting on the interior 25' of the buffer zone, per the conditional use requirements and forward to the supervisors for final approval along with the applicant's exhibit. Maria seconded the motion which passed. Rebecca Wisner abstained due to a spousal conflict of interest.

MOTION: Glenn moved to table the final Land Development Plans for Matrix 11 & 12 until supervisors approve the modifications. George seconded the motion which passed. Rebecca Wisner abstained.

Other Business

There was no other business.

Adjournment

Vice-Chairman adjourned the meeting at 7:38 p.m. on a motion by Glenn Pugh and a second by Rebecca Wiser. All approved.

Respectfully Submitted

Maria Misner
Recording Secretary