



Southampton Township  
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**PLANNING COMMISSION MEETING FOR  
TUESDAY, APRIL 18, 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**

**VISITORS PRESENT**

Michael Runyon – Big Dog Investment

Vice Chairman Rohr called the Planning Commission meeting of April 18th to order at 6:00 p.m.

**APPROVAL OF MINUTES**

Approve minutes for the March Planning Commission meeting.

MOTION: Glenn Pugh moved to approve the minutes from the March Planning Commission meeting. Daryl Zimmerman seconded motion which passed unanimously.

**SUBDIVISION AND LAND DEVELOPMENT**

SD2023-009 Furnace Run Park – Land Development

Maria Misner reviewed the plan with the Planning Commission. The wetland delineation did reveal some wetlands in the proposed water/sewer plan and that is being revised. Tim Cormany sent an email of April 17<sup>th</sup> with comments.

MOTION: George Pomeroy moved to approve the final Furnace Run Park Land Development Plan provided all of Tim Cormany's comments from his April 17<sup>th</sup> email are satisfied. Daryl Zimmerman seconded the plan which passed. Maria Misner abstained due to her employment with the Township.

SD2023-010 Big Dogs – Land Development Plan

Maria Misner stated the plan has already gone through the Conditional Use hearing and following four conditions from the supervisor were made:

- 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 the 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 \$1,000.00 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; and*
- 4) *The exit from the apartment complex onto Thornwood Road shall be right turn only.*

Mr. Runyon said they did apply to PennDOT for an HOP for Orrstown Road. PennDOT's response was that they do not issue an HOP if there is access to a township road. They denied the request.

Dave Rohr asked if an area near the neighboring property could be designated as an emergency access area where a fire truck or emergency vehicle could access. grass is fine.

Mr. Runyon felt that was doable. He suggested a hatched pattern on the plan indicating it.

There is a waiver request of the installation of sidewalks along all street frontages (§31-904). A future sidewalk location is shown along the street frontages along with a note identifying future lot owner responsibilities should sidewalk ever be required. There are currently no sidewalks in Thornwood.

MOTION: Rebecca Wiser move to approve the sidewalk waiver as stated. Maria Misner seconded the motion which passed unanimously.

The Planning Commission felt the concrete island may create more traffic issues than it will solve. People will still turn left regardless of the pork chop. People will be turning around in Quentin Circle if they do turn right and a lot of extra traffic will now be directed through the development to get to Orrstown Road.

If the Township begins to see a lot of complaints from the Kaphoe community, they may wish to reverse the decision and it will be harder to do with the concrete island than with just the sign saying, "no left turn."

MOTION: George Pomeroy moved to approve the Final Land Development Plan for Big Dog Investment and recommend removal of the concrete island requirement due to the above stated reasons. The plan should

also indicate an emergency access area. Daryl Zimmerman seconded the motion which passed unanimously.

MOTION: Rebecca Wisner moved to approve the final Land Development Plan for Big Dog Investment. George Pomeroy seconded the motion which passed unanimously.

**Other Business**

There was no other business.

**Adjournment**

Vice-Chairman adjourned the meeting at 6:50 p.m. on a motion by Glenn Pugh and a second by Daryl Zimmerman. All approved.

Respectfully Submitted

Maria Misner  
Recording Secretary