

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

8:00 a.m.

June 13th, 2023

MEMBERS PRESENT

Samuel Cressler – Chairman
Randy Brenize – Vice Chairman
Roger Hall

OTHERS PRESENT

Melissa Kelso Esq. – Township Solicitor
Kathy Durf – Secretary/Treasurer
Jamie White – Code Enforcement
Maria Misner – Planning/Zoning/Recording Secretary

VISITORS PRESENT

Katie James – Kelso Law
Mike Runyon – Byers and Runyon Surveying

Chairman Cressler called the meeting of June 13th, to order at 8:00 a.m. and announced the meeting may be recorded.

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

VISITOR REMARKS

There were no visitor remarks.

APPROVAL OF MINUTES FOR THE REGULAR MEETING OF MAY 23rd

MOTION: Supervisor Hall moved to approve the minutes of May 23rd as presented. Supervisor Brenize seconded the motion which passed unanimously.

OLD BUSINESS

Furnace Run Water/Sewer/Welcome Center Update

Maria Misner reported that on May 25th, the Township received a Completeness Letter from Franklin County Conservation District for the NPDES permit. Their review should only take about two weeks, but they can't say how long it will take for DEP's review. David H. Martin cannot begin moving dirt until that is in place.

On May 30th, the GP-6 Permit from DEP was received. The Township is responsible for all of the requirements of the permit.

Maria said Mr. Richard McDonald's family owned the Furnace Run property in the 40's and has offered to give the Township the history of the property. She has asked Dr. Allen Dieterich-Ward, a historian trained in taking oral history, to call Mr. McDonald. Dr.

Dieterich-Ward called Mr. McDonald who is 85 years old and lives in Buffalo, NY. He is going to send Mr. McDonald a list of about 10 questions ahead of time and then call him and record the telephone conversation. The Township can transcribe his stories and have them at the visitor center.

The bid agreements, bonds and insurance should be dropped off today from David H. Martin. Solicitor Kelso will review the documents to make sure everything is in compliance and then issue the Notice to Proceed.

Mark Smith Update

Solicitor Kelso spoke with Hubert Gilroy, Mark Smith's attorney. She thinks they are preparing to submit a rezoning request. The two weeks for them to take action are up, the Township could file against Mr. Smith for being out of compliance.

Solicitor Kelso stated the supervisors have no obligation to consider or act upon a rezoning request.

MOTION: Supervisor Cressler moved to give Mr. Gilroy another week as a professional courtesy while their counsel works on a rezoning submission before filing against them. Supervisor Hall seconded the motion which passed unanimously.

NEW BUSINESS

Furnace Run Welcome Center Building Bids

Supervisor Cressler stated the bids were significantly over budget and was not comfortable approving any of them.

MOTION: Supervisor Cressler moved to reject all bids and rebid after re-evaluating the building and process. Supervisor Brenize seconded the motion which passed unanimously.

Motion: Supervisor Cressler moved to actively pursue another bid process. Supervisor Brenize seconded the motion which passed unanimously.

Barton & Loguidice Furnace Run Park Bill

B&L have submitted a fairly large over-run bill. Supervisor Cressler has gone over it in detail and has asked B&L for more information and details. No action.

Resolution 23-004 Resolution for New Land Development – Martin's Auction

DEP requires a resolution for a Planning Module. This one is for a holding tank for Martin's Auction. Vince Elbel, SEO has reviewed and signed off on it.

MOTION: Supervisor Cressler moved to approve Resolution 23-004. Randy second the motion which passed unanimously.

Stormwater Waiver Request – Arlin & Karla Wadel

Adam Culler, stormwater engineer for William Brindle submitted a letter on behalf of Arlin & Karla Wadel. Mr. Culler certified that the proposed 6,720sf structure will drain into the existing pond to the west of the building.

Maria stated that this property has a large poultry barn already which would preclude them from the waiver; however, a Land Development and Stormwater Management Plan was approved and implemented for that structure. This is a separate project which appears to have its own natural stormwater retention basin. Any more additions would have to go through a stormwater management plan.

MOTION: Supervisor Hall moved to approve the Stormwater Waiver request for Arlin & Karla Wadel. However, the Applicant/Property Owner are advised that the approval of the Stormwater Waiver is contingent upon satisfactory performance of the methods proposed in the application to control stormwater runoff. If it is determined that the proposed methods are not sufficient to control stormwater runoff such that health & safety and/or flooding issues result or adjoining properties are impacted, the Applicant/Property Owners shall be required to remediate the situation to Southampton Township’s standards and any and all regulations pertaining to Stormwater Management. Supervisor Cressler seconded the motion which passed unanimously.

Ordinance Taskforce

Supervisor Cressler stated it has been a while since the ordinances have been updated. He thinks it is time for revisions.

MOTION: Supervisor Cressler moved to put Jamie White, Maria Misner, Solicitor Kelso and Kathy Durf on a task force to review ordinances with a preliminary report at the end of August. Supervisor Hall seconded the motion which passed unanimously.

Burn Ban – June 1, 2023

Supervisor Cressler stated the supervisors issued a burn ban due to extended dry conditions on June 1st.

MOTION: Supervisor Cressler moved to ratify the Burn Ban. Supervisor Brenize seconded the motion which passed unanimously.

Road Closure and Signs Request – Shippensburg Fair

Kathy Durf reported that she received a request from Bethany Simms requesting permission to close Possum Hollow Road and use the Township “Road Closed” and “No Parking” signs for the 2023 Shippensburg Fair on July 24th through July 29th.

MOTION: Supervisor Cressler moved to approve the request for closing the road and allowing the use of Township signs. Supervisor Hall seconded the motion which passed unanimously.

2009 International Single Axle Dump Truck - Municibid

There had been internal communications about the possibility of buying a used truck currently on Municibid, to supplement one of the existing Township trucks. Supervisor Cressler stated that bidding for this dump truck is no longer an issue. The minimum bid has already exceeded the maximum amount the Township was prepared to pay.

The Township does need to discuss ordering a truck at this time and did advise the road foreman to start thinking about placing an order now since trucks have a two-year waiting list.

SUBDIVISION AND LAND DEVELOPMENT

SD23-010 – Big Dogs

Maria Misner stated that as a result of the Conditional Use Hearing for Big Dogs, the Supervisors placed several conditions on the Land Development Plan. PennDOT denied the request for an entrance onto Orrstown Road and the Planning Commission did not recommend approval of the “no left turn” onto Thornwood Road. The supervisors tabled the plan at the April 27th, board meeting while they consulted with their traffic engineer, Greg Creasy of Grove Miller for his professional recommendations.

MOTION: Supervisor Cressler moved to remove SD23-010 -Big Dogs from the table. Supervisor Brenize seconded the motion which passed unanimously.

Greg Creasy’s letter dated May 30th is below:

We have had a chance to review materials provided by Martin and Martin, Inc. for proposed Big Dog Investments Site (Land Development Plan and PennDOT correspondence). We offer the following thoughts.

It is our understanding that the Applicant submitted a TIS Scoping Meeting Application to PennDOT to attempt to have access onto SR 0533 (Orrstown Road). In response, PennDOT sent a comment letter indicating that access should be provided onto the lower classification Township roadway (Thornwood Road). This is PennDOT's standard response whenever a site has frontage onto a state roadway and a local municipal roadway. PennDOT has taken the position to not allow access to a state route if there is an alternative. It is our experience that it is difficult to overcome this comment and convince Penn DOT to allow access to the state route rather than the Township road.

It is also our understanding that the Township has asked the Applicant to consider a restricted movement driveway onto Thornwood Road (allowing exiting right turns only). Restricting exiting movements to right turns only will force traffic looking to head north or to the Borough to either make a u-turn somewhere on Thornwood Road, or use other local roadways to access Orrstown Road. Traffic making u-turns using nearby intersections or driveways is not a preferable option. The diversion of traffic would increase traffic through other residential neighborhoods and increase traffic at other local road intersections with Orrstown Road. Another consideration is that it is very

difficult to design channelization on the driveway to fully restrict the exiting movements to right turns only to prevent illegal turning movements.

A review of historical traffic count data at the intersection of Orrstown Road/Thornwood Road indicates that installation of a traffic signal is not warranted or expected to be warranted in the near future. The Township should consider working with PennDOT and the local MPO on a roadway safety audit to determine if it is appropriate to implement measures that may be able to improve safety.

Supervisor Cressler stated the lion's share of residents at the conditional use hearing were concerned with the intersection. The Supervisor's attempted to comply with the wishes of the residents; however, PennDOT and other professionals have recommended against these implementations.

MOTION: Supervisor Cressler moved to approve SD23-010 Big Dogs without the conditions of the Conditional Use hearing, but all of the outstanding comments from Martin & Martin must be satisfied. Supervisor Hall seconded the motion which passed unanimously.

AGENDA AMENDED ITEMS

There were no amended agenda items.

REPORTS OF TOWNSHIP OFFICIALS AND AGENCIES

Solicitor Kelso

Code Enforcement – Jamie White

Secretary/Treasurer - Kathy Durf

Kathy was contacted by the Trappers Association being held at the fairgrounds this weekend. They would really like campfires.

No action, there is a burn ban restricting campfires.

ACTION ON PAYING BILLS

MOTION: Supervisor Brenize moved to pay the general fund in the amount of \$55,610.89. Supervisor Hall seconded the motion which passed unanimously.

The meeting was adjourned by Supervisor Cressler at 8:37 a.m.

Respectfully Submitted

Maria Misner
Planning/Zoning/Recording Secretary