



Southampton Township
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**PLANNING COMMISSION MEETING FOR
TUESDAY, JUNE 20, 2023
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING**

MEMBERS PRESENT

Jack Benhart – Chairman
Dave Rohr – Vice Chairman
Daryl Zimmerman
George Pomeroy
Maria Misner – Recording Secretary

OTHERS PRESENT

Tim Cormany – Martin & Martin

VISITORS PRESENT

Daniel Dunkleburger – JHA
Dave Thomas – Matrix
Scott Bert - HRG

Chairman Benhart called the Planning Commission meeting of June 20th to order at 6:00 p.m.

APPROVAL OF MINUTES

Approve minutes for the May Planning Commission meeting.

MOTION: George Pomeroy moved to approve the minutes from the May Planning Commission meeting. Daryl Zimmerman seconded the motion which passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT

SD2023-001 Mervin & Lori Oberholtzer - Subdivision

Tim Cormany stated the initial review had some problems, but now Lot 4 is a lot addition and addresses previous concerns.

Non-Building Waiver (§31-701.E)

MOTION: Maria Misner moved to approve the Form B provided SEO, Vince Elbel, reviews and approves it. George Pomeroy seconded the motion which passed unanimously.

Final Subdivision

MOTION: Dave Rohr moved to approve the final subdivision for SD2023-001 Mervin & Lori Oberholtzer. Daryl Zimmerman seconded the motion which passed unanimously.

SD2023-011 Reuben & Minerva Oberholtzer – Subdivision

Tim Cormany reported that he was able to review the latest revisions that day. Most of the comments have been addressed. He noted that the residue is two non-contiguous pieces which cannot be sold separately.

Non-Building Waiver (§31-701.E)

MOTION: Maria moved to conditionally approve the Form B provided SEO, Vince Elbel, reviews and approves it. George Pomeroy seconded the motion which passed unanimously

Waiver of Plan Scale (§31-700.A)

MOTION: Dave Rohr moved to approve the waiver of plan scale. George Pomeroy seconded the motion which passed unanimously.

Final Subdivision Plan

MOTION: George Pomeroy moved to approve the final subdivision plan for SD2023-011- Reuben & Minerva Oberholtzer provided all of the outstanding comments from Tim Cormany are addressed. Daryl Zimmerman seconded the motion which passed unanimously.

SD2023-012 Matrix/ Oberholtzer – LDP

Dave Thomas of Matrix stated that since the Conditional Use in September, not much has changed. The car and truck traffic will remain separate.

Woods road will be reconstructed to meet the industrial road standards.

Scott Bert reviewed the plan for the Planning Commission. There is a beefed-up buffer along woods road. The stormwater basin in front along Olde Scotland Road.

Tim Cormany reviewed his letter dated June 8th, 2023.

GENERAL COMMENTS

1. *Pennsylvania DEP planning module approval, CFJMA approval, and SBA approval are required. (§31-701.E, 31-700.A.19, 31-805.B)*
2. *The owner's certification statement must be signed and notarized and requires a 2023 date. (§31-700.A.15)*
3. *The responsible engineer's certifications must be completed. (§31-700.A.14)*
4. *County Conservation District/NPDES permit approval is required. (§31-600.G.1)*
5. *The applicant will be required to guarantee the completion of all proposed public improvements prior to the release of an approved plan. (§31-700.F) Our office is prepared at the appropriate time to review an engineer's construction cost estimate in an effort to determine an appropriate dollar amount for said security. Prior to the release of any funds, the applicant shall provide a certified as-built survey for review. (§31-700.I)*
6. *Review and approval of the proposed lighting plan is required. (§31-700.A.21, 809 Southampton Township Supervisors)*
7. *Our office has not yet completed its review of the proposed storm water management plan. (§31-906) Separate correspondence in this regard will be issued shortly.*
8. *The applicant should request a modification of requirements with regard to the minimum required plan scale used on certain overall plan sheets and for Sheet 6 which uses a scale of 1" = 500' to depict the residue of Lot A. (§31-600.A) Our office would have no objection in light of the size of the subject property.*
9. *The applicant has requested a modification of requirements with regard to rainfall intensities for the 5 and 10-year storm events. (§31-906.D.7) Our office has no objection to the request to utilize PADEP standards, which are slightly lower than Township Ordinance criteria.*
10. *Review by the Township Fire Chief is required. (§31-601.H)*
11. *The plans should identify a clear sight triangle for the proposed Olde Scotland Road/Woods Road intersection. Available clear sight distance in all directions should also be identified. (§31-600.A.10)*
12. *Building setbacks should not be shown within any basin, easement, or buffer yard.*
13. *The applicant should check Sheets 14-16 for consistency regarding numbers and coding for different types of landscaping.*
14. *Sheet 3, General Note 20 references an access to United Drive. This does not appear to apply and should be removed or modified accordingly.*
15. *Sheet 3, Utility Note 33 references a guard house. This does not appear to apply and should be removed or modified accordingly.*
16. *The plan should be titled "Preliminary/Final Subdivision and Land Development Plan".*

DESIGN COMMENTS

1. *The applicant has requested modifications of requirements in relation to the 200-foot buffer zone width (§31-908.C) and screen plantings within the interior 25 feet of said buffer zone. (§31-908.C.4.c). The proposed buffer zone and screening as shown on the land development plan are consistent with the same features as portrayed on the approved conditional use plan. Conditions of the conditional use approval included*

demonstrating this consistency at the time of land development. Therefore, our office recommends that the Township grant these modifications with reference to conditional use approval consistency.

2. Two other conditional use approval Board-imposed conditions included a) signage and road markings to direct trucks to I-81 and away from eastbound Woods Road, and b) corrugated concrete pork chops to deter exiting truck traffic from making left turns onto Woods Road. The Board should review the plans to ensure its intentions have been satisfactorily addressed.

Dave Rohr had some comments for Scott regarding hydrants at the intersection and end of line. Fire Chief, Jamie White, will get written comments to Scott.

Tim Cormany reviewed the Design Comments which are modification requests as a result of the Conditional Use Approval and they should be granted.

Maria Misner asked for a note on the plan that says no garbage or high weeds as was done for Lots 11 & 12. The note makes enforcement a little easier for the Township.

Waiver of Plan Scale (§31-701.E)

MOTION: Maria Misner moved to approve the waiver of plan scale. Daryl Seconded the motion which passed unanimously.

Modification of Rainfall Intensities for 5 and 10 year events (§31-906.D.7).

MOTION: George Pomeroy moved to approve the modification of rainfall intensities for 5 and 10-year events. Dave Rohr seconded the motion which passed unanimously.

Modification of Buffer zones (§31-908.C and 908.C.4c)

MOTION: Dave Rohr moved to approve the modification of buffer zone of 200-feet with a screen planting within the interior 25ft. Maria Misner seconded the motion which passed unanimously

Final Subdivision Plan

Tim Cormany stated he didn't see anything of significance that can't be addressed before the supervisors meeting,

MOTION: Dave Rohr moved to approve the Final Subdivision Plan for SD2023-011 Matrix Oberholtzer Plan pending all comments from Martin & Martin's letters dated June 8th and June 20th have been satisfied and a note requiring weeds and trash to be maintained. Daryl Zimmerman seconded the motion which passed unanimously.

Other Business

There was no other business.

Adjournment

Chairman Benhart adjourned the meeting at 6:50 p.m. on a motion by George Pomeroy and a second by Maria Misner second. All approved.

Respectfully Submitted

Maria Misner
Recording Secretary