



Southampton Township
705 Municipal Drive
Shippensburg, PA 17257
PH: (717) 532-9041 FAX: (717) 532-7234

**PLANNING COMMISSION MEETING FOR
TUESDAY, MARCH 19th, 2024
5:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING**

MEMBERS PRESENT

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

VISITORS PRESENT

Delvin Zullinger – C&Z Surveying
Gary Sensenig – 1440 Coldsmith Road
Duane Zimmerman - 3701 Roxbury Road
Elvin Leid – 2614 Roxbury Road

CALL TO ORDER

Chairman Benhart called the Planning Commission meeting of February 20th to order at 5:00 p.m.

APPROVE MINUTES FROM THE FEBRUARY 20TH PLANNING COMMISSION MEETING

MOTION: Glenn Pugh moved to approve the minutes of the February 20th Planning Meeting. Daryl Zimmerman seconded the motion which passed unanimously.

SUBDIVISION

SD24-002 Jeryl and Glenda Martin

Mr. Gary Sensenig explained the purpose of the plan and reviewed Tim Cormany's comments in his letter dated February 23rd. Mr. Sensenig stated all of Mr. Cormany's comments have been addressed in this version of the plan.

Sewage Enforcement Officer, Vince Elbel, still needs to review the Form B.

Maria Misner stated the additional lot addition lines are misleading and feels they should be removed, and the plan needs a revision date.

MOTION: Dave Rohr moved to approve the Form B provided Vince Elbel approves the Form B. Daryl Zimmerman seconded the motion which passed unanimously.

MOTION: Dave Rohr moved to approve the final Land Subdivision for Jeryl and Glenda Martin provided the extra lot addition lines are removed and the plan revision dates are added. Maria Misner seconded the motion which passed.

Conditional Use – Scenic Lane School – Review/Comments

Delvin Zullinger reviewed Tim Cormany's letter which outlined the Conditional Use requirements:

1. The plan proposes construction of a single Mennonite community schoolhouse. The building totals 1,200 square feet on 141 acres of farmland of which 1.41 acres will be leased to the school. Under §39-702.B of the Township Code, such a use is classified as a conditional use in the Agricultural/Woodland Conservation (A) district. The conditional use process must take place prior to any formal land development application.
2. The proposed construction also includes a privy, well, stormwater management facilities, parking and driveway access from Stonewall Road.
3. Sewage facilities planning approval, review and comment from the Fire Chief, a Township driveway permit, and erosion and sedimentation control approval will also be requirements of any Township land development approval.
4. The applicant would be required to meet all other applicable requirements of the Township SALDO and Zoning Ordinance.
5. The application is subject to satisfaction of specific use criteria found in Section 39-702.B and general conditional use standards prescribed in Sections 39-1201.A & B. Our review of the application materials provided found no inconsistencies or concerns with the proposed schoolhouse project and these prescribed requirements.
6. In addition to this office's comments, the Board should consider any public comment obtained at the time of the public hearing and any additional comments from the Township Planning Commission and the County Planning Department as part of its deliberations.

Mr. Duane Zimmerman and Mr. Elvin Leid said there were going to be 23 students attending the school. Both students and teacher will probably all arrive to school on bikes so there is no need for impervious surface.

The Privy was already approved by DEP and pumping requirements will be set through them.

There is a well, but no water will be in the privy or inside the building. There will be a mechanical pump outside the building.

Fire and safety concerns and proposed fencing will be addressed in the Land Development phase.

The Planning Commission had no suggested Conditions for the Southampton Township Supervisors.

ADJOURNMENT

MOTION: Daryl Zimmerman moved to adjourn the meeting at 6:05 p.m. George Pomeroy seconded the motion which passed unanimously.

Respectfully submitted,

Maria Misner
Recording Secretary