



Big retailer -- perhaps Wal-Mart -- planned for Hamilton Township

By JIM HOOK Senior writer
HAMILTON TOWNSHIP -- Plans for a "big box" retail store west of Chambersburg are making their way through the approvals process.

Design engineers have submitted plans for connecting a 151,765-square-foot store to sewer in Hamilton Township. Lennon, Smith, Souleret Engineering Inc. of Coraopolis, however, have yet to submit a land development or subdivision plan to Hamilton Township Supervisors.

"We have not talked with the developers at all," Hamilton Township Supervisor Michael Kessinger said. "Until they do a formal submission, we have nothing to talk about."

Lennon, Smith, Souleret has designed projects for Wal-Mart, Target and Home Depot. The company was the engineer for a Wal-Mart Supercenter project abandoned in Kilbuck Township, Allegheny County, when the construction site slid onto Pa. 65 in September 2006.

The engineering firm on Monday referred a reporter to Pepper Hamilton LLC, a Pittsburgh-based law firm that has represented Wal-Mart in recent projects.

The "Hamilton Township Retail Center" would be built on 50 acres owned by H. Huber McCleary at Lincoln Way West (U.S. 30) across from Warm Spring Road (Pa. 995), according to the sewage planning module. The store would be at the rear of the lot, near Crottlestown Road. A road, Commerce Drive, would connect Lincoln Way to Crottlestown Road behind the township garages. The store would have a main entrance with a grocery canopy on the left side and a general merchandise canopy on the right.

The proposed store would be slightly smaller than the 184,000-square-foot Wal-Mart in Waynesboro and larger than the 133,000-square-foot Target at Chambersburg Crossing.

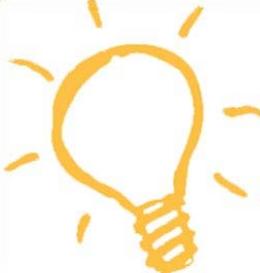
Construction was to start in spring 2008 and end by summer 2009, according to a sewage plan submitted in April 2007 to the municipal authority, the Borough of Chambersburg and the Pennsylvania Department of Environmental Protection. The authority's sewer lines connect to the borough wastewater treatment plant.

The authority's lines are large enough to handle the waste from the store and developed outparcels (commercial development equal to 41 homes), according to the municipal authority.

"It's in the review process," said Sharon Purnell, assistant office manager of Hamilton Township Municipal Authority. "They made a revised (sewage planning module) submission in June."

The sewage plan calls for public water from the Bear Valley Water Authority.

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Robert John, Bear Valley manager, said store developers have not contacted the authority about water.

"We'll be there for them, I'm sure," he said.

The sewage plan does not name a contractor or developer.

The plan mentions that a traffic impact study was completed in January. The township has not received a copy of the study, although supervisors previously said a traffic signal at Crottlestown Road and U.S. 30 might not be necessary because there could be access from Crottlestown Road to U.S. 30 at Pa. 995.

The traffic plan would be part of the formal submission for township approvals.

There is an ordinance that allows the township to negotiate with developers for road improvements that the supervisors have identified. The developer can go along or do their own traffic studies.

Nearly 900 homes are proposed to be built off Crottlestown Road about a mile from the store.

The project will not need land use approval. Hamilton Township does not have a zoning ordinance.

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