**SOUTH MANHEIM TOWNSHIP**

**PLANNING AND ZONING COMMISSION**

**June 9, 2025**

The regular meeting of the South Manheim Township Planning and Zoning Commission was held Monday, June 9, 2025 beginning at 7:00 P.M. Those in attendance were Greg Wolf, Jere Moyer, Scott Baum, Salvatore Liberato, and Vice Chairman, Tyler Buck. Also in attendance were Kevin Bensinger (Steven Felty Subdivision), Steven Felty, Floyd Seltzer, Brett McMullin, Steven Moyer (ZEO), and Kelly Handling, substitute secretary.

The minutes of the May 12, 2025 P&Z meeting were reviewed and unanimously approved on a motion made by Salvatore Liberato, and seconded by Tyler Buck.

Steven Moyer went over his Subdivision Status Report dated June 9, 2025 (attached):

1. **Russial Subdivision/Seltzer Annexation Plan**

The initial plan submission was reviewed at the October 14, 2025 P&Z meeting. The SMT Board of Supervisors (BOS) acknowledged the 90-day time extension at their May 14, 2025 meeting. Awaiting revised plans.

1. **Klinger Subdivision Plan**

The SMT Board of Supervisors (BOS) approved the Klinger plan as final at their May 14, 2025 regular monthly meeting.

1. **Steven Felty Subdivision Plan**

The SMT Board of Supervisors (BOS) acknowledged the 60-day time extension at their May 14, 2025 meeting. Revised plans have been received and will be discussed at tonight's meeting.

1. **McMullin Annexation Plan**

The initial plan submission was reviewed at the 5/12/25 P & Z meeting. Revised plans have been received and will be discussed at tonight's meeting.

There were **two (2)** items of **Old Business** on the agenda:

1. Steven Felty Subdivision Plan
2. McMullin Annexation Plan

There were **no** items of **New Business** on the agenda.

Under **Old Business:**

**Steven Felty Subdivision Plan**

Steven Moyer went over his SDE review letter dated June 9, 2025 (attached). This review letter addresses the outstanding comments contained in the previous review letter dated May 12, 2025 (attached to the May 12, 2025 P&Z meeting minutes).

This is the third review of a Final Plan entitled “Steven Felty Subdivision” prepared for property owners/applicants Franklin Felty III, Steven Felty, Jonathan Felty, and Eric Felty. The Plan was prepared by K. L. Bensinger, Inc. of Orwigsburg, PA. This Plan proposes the subdivision of a 65.1 acre parcel (UPI # 28-8-1) into two (2) lots. Proposed Lot #1 will consist of ten (10) acres. Lot #2 (Residue) will consist of the remaining 55.1 acres. The frontage of Lot #1 is along the southern side of Summer Hill Road (SR 2012) and the western side of West Deer View Drive (T-661). Lot #2 (Residue) is situated to the South of Lot #1 with frontage along the western side of West Deer View Drive (T-661) and the northern side of Fair Road (SR 895). There are no improvements on the parent tract which currently consists of wooded areas and farmland.

Under “SALDO Compliance”: (Items in **bold** are still outstanding)

1. Sections 100-22.C.1 and 100-22.C.4 (Proposed Layout) –After discussion during the May 12, 2025 Planning Commission meeting, it was agreed to describe the Residue parcel as “Lot 2-Residue”. The Area Summary on Sheet 1 reflects this change. Comment addressed.
2. Sections 100-22.C.14, 100-23.A.13, and 100-29 (On-Lot Sewage) – The Planning Waiver and Non-Building Declaration note on Sheet 1 was satisfactorily revised to read, “existing agricultural purposes instead of “existing residential purposes.” A Request for Planning Waiver & Non-Building Declaration was submitted to the Township via email 5/16/25. The SEO does not need to sign the planning waiver since there are no existing septic systems on the property. Steve Moyer indicated the Planning Commission can choose to approve the Request for Planning Waiver & Non-Building Declaration tonight. Comment addressed.

**\*\*\*A motion was made by Scott Baum to approve and sign the Request for Planning Waiver & Non-Building Declaration, this motion seconded by Salvatore Liberato, carried by all.**

1. **Section 100-23.A.2 (Certification of Ownership) – The Certification of Ownership must be signed and notarized by all property owners prior to Plan recording. Comment stands.**
2. **Section 100-40.G (Monuments) –The plan states a concrete monument has been set at the new property line along West Deer View Drive. Systems Design Engineering to verify the monument has been set. Comment stands.**

The Planning and Zoning Commission gave their copies of the Felty Subdivision Plan back to the applicant’s surveyor, Kevin Bensinger to obtain owners signatures.

\*\*\***Tyler Buck made, and Jere Moyer seconded, a motion to recommend the Steven Felty Subdivision Plan to the BOS for approval contingent upon the following:**

1. **Receipt of plans with the certification of ownership signed and notarized by all property owners.**
2. **System’s Design Engineering verifying that a concrete monument has been set at the new property line along West Deer View Drive.**

**This motion unanimously carried.\*\*\***

**McMullin Annexation Plan**

Steven Moyer went over his SDE review letter dated June 9, 2025 (attached). This review letter addresses the outstanding comments contained in the previous review letter dated May 12, 2025.

This is the second review of a Final Plan entitled “Final Annexation Plan of the Lands of Brett McMullin and Katey McMullin” prepared for property owners/applicants Brett and Katey McMullin. This Plan was prepared by Colonial Surveying and Mapping of Orwigsburg, PA and consists of one (1) Sheet entitled Final Annexation Plan. The submission also included a response letter dated May 13, 2025 from Colonial Surveying and Mapping. This Plan proposes the annexation of two (2) adjoining lots which are both currently owned by Brett and Katey McMullin. Both lots are situated on the North side of Hill View Drive (T-667), west of Woodland Drive (T-676). Both parcels are lots of records (Lots # 1 and 2) from the Hill View Drive Subdivision, which was recorded in Map Book 58, Page 1225 on March 25, 2022. Lot #1 (UPI # 28-6-10(1)) is 3.382 acres in size and currently vacant. The adjacent Lot #2 (UPI #28-6-10(2)) to the West is 2.222 acres in size and also vacant. After annexation, the total Lot size will be 5.604 acres. The Plan shows a proposed single-family dwelling straddling the lot boundary line that currently divides Lots # 1 and 2.

Under “SALDO Compliance”:

1. Section 100-16.F (Prior Subdivisions) – The final item under the “Survey References” section has been satisfactorily corrected. The section that had incorrectly shown “Pine Hill Subdivision” has been revised to show the correct, “Hill View Drive Subdivision”. Additionally, the waiver approval dates were corrected to show December 5, 2018 and May 5, 2021. Comment Addressed.
2. Section 100-22.B.4 (Existing Features) – Note 14 was expanded to describe the benchmark location and elevation reference. Comment addressed.
3. Section 100-23.A.1 (Total Tract Boundaries) – Note 14 was edited to state the property was field surveyed. Comment addressed.

Under “Other Comments”:

1. Schuylkill County Planning Commission review was received by letter dated April 15, 2025. Comment addressed……..

**\*\*\*Jere Moyer made, and Scott Baum seconded, a motion to recommend the McMullin Annexation to the BOS for approval. Motion passed unanimously.\*\*\***

Floyd Seltzer stated that “Seltzer” was removed from the Russial/Seltzer Annexation/Subdivision. Mr. Seltzer noted that he did not want his name on there.

The next Planning and Zoning Commission meeting will be held on Monday, July 14, 2025 beginning at 7:00 P.M.

There being no further business to discuss, upon a motion made by Jere Moyer, and seconded by Scott Baum, the meeting adjourned at 7:28 P.M.

Respectfully Submitted: Kelly Handling

 Substitute Secretary