

**CONOY TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
Tuesday  
October 4, 2022**

A special meeting of the Conoy Township Planning Commission was held on Tuesday, October 4, 2022 at 7:00 p.m. at the Conoy Township Municipal Building, 211 Falmouth Road, Bainbridge, PA 17502. The following members were in attendance: Chairman Mr. Chris Geesey, Vice-Chair Mr. John Huggins, Mr. John Charles, Mr. Darryl Smith, Mr. Stephen Mohr, Jr. and Mr. Stephen Mohr. Mr. Steve Mutchler was absent.

Also in attendance were Township Supervisors Chairman Mr. Justin Risser, Vice-Chair Ms. Gina Mariani, Mr. Douglas Hawthorne, Mr. S. Jay Williams and Mr. Stephen Mohr; Ms. Shannon Sinopoli, Township Municipal Administrator/Secretary, Mr. Matthew Crème, Township Solicitor and Mr. Steve Dellinger, Hanover Engineering Associates, Inc.

**ORDER OF BUSINESS:**

- I. The meeting was called to order by Mr. Geesey at 7:00 p.m. and roll call was conducted.
- II. Mr. Geesey asked for a motion on the September 6, 2022 Planning Commission meeting minutes. Motion by Mr. Huggins to approve the September 6, 2022 meeting minutes, seconded by Mr. Mohr. Jr. Motion approved 6-0.
- III. Announcements and correspondence – Mr. Geesey advised that the Township Supervisors are proposing to change the start time of all township meetings to 6:00 p.m. for the year 2023. All members were in agreement of changing the time to 6:00 p.m.
- IV. Review of Zoning Officer's report. There were no questions or comments.
- V. Old Business
  - A. Industrial District Zoning Regulations.

In attendance representing LCSWMA was Mr. Mike Davis, Barley Snyder, Ms. Michelle Marsh, Ms. Karen Gross and Mr. Nick Kohr, LCSWMA.

Mr. Geesey provided a summary of the activities and discussions that have been on-going since the fall of 2021 when LCSWMA submitted a petition to rezone their Agricultural zoned land adjacent to the existing Industrial District. Approximately 38 acres would be involved in the rezoning. At that time, the Board of Supervisors postponed discussions on the rezoning petition until receiving a recommendation from the Planning Commission.

During the Planning Commission's review over the past 8-months, Industrial District Regulations and Uses have been studied. LCSWMA is proposing 5 new uses to be included in the uses permitted by right in the Industrial District which they would be looking for a business partner to utilize steam and electric produced by the waste to energy plant.

Mr. Crème explained the differences between a use permitted by right which is permitted by the Zoning Officer, a use permitted by special exception which is permitted by the Zoning Hearing

Board and a use permitted by conditional use which is permitted by the Board of Supervisors. In summary the difference between the three uses is whom determines if it meets all definition and performance criteria or regulations of the ordinance.

Mr. Crème advised that the county's comprehensive plan Places 2040 suggests that municipalities lessen the requirements in zoning ordinances and instead recommends placing them within the land development requirements and process. More robust criteria that meets or exceeds the criteria under a conditional use or special exception could be added to the zoning ordinance for permitted uses which would transfer more scrutiny during the land development process in which the Board of Supervisors would have full control over.

Mr. Davis explained that the reason LCSWMA is requesting the new uses to be permitted by right is so they can find a partner to use the on-site electric and steam with certainty that there will be approvals of the use versus a public zoning process with no certainty and if appealed, could be tied up in court for years. The uses proposed would still have stringent criteria requirements. Currently only one property is zoned Industrial in the Township and the Board of Supervisors would have the final say on the rezoning request.

Mr. Geesey noted that a good portion of township funding comes from LCSWMA therefore they need to remain profitable and they have been valuable partners with the trail.

Mr. Crème advised that it really comes down to two main issues: 1) Is more industrial zoned land acceptable or desired? 2) Which of the proposed LCSWMA uses are acceptable? And shall they be a use permitted by right with specific design criteria?

Ms. Mariani requested examples of each of the proposed uses from LCSWMA.

Ms. Sinopoli was instructed to reach out to each planning member and supervisor for input to the two main questions.

- VI. New Business – None.
- VII. Public Comment. There was no public comment.
- VIII. Adjournment. Motion by Mr. Huggins to adjourn the meeting, seconded by Mr. Mohr, Jr. Motion approved 6-0 and the meeting adjourned at 8:37 p.m.

The next Planning Commission meeting is scheduled for Tuesday, November 1, 2022 at 7:00 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Municipal Administrator/Secretary