

**CONOY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
Tuesday
February 7, 2023**

A meeting of the Conoy Township Planning Commission was held on Tuesday, February 7, 2023 at 6:00 p.m. at the Conoy Township Municipal Building, 211 Falmouth Road, Bainbridge, PA 17502. The following members were in attendance: Chairman Mr. Chris Geesey, Mr. John Charles, Mr. Darryl Smith, Mr. Stephen Mohr, Jr., Mr. Steve Mutchler and Mr. Stephen Mohr. Vice-Chair Mr. John Huggins was absent. Also in attendance was Ms. Shannon Sinopoli, Zoning Officer/Municipal Administrator/Secretary.

ORDER OF BUSINESS:

- I. The meeting was called to order by Mr. Geesey at 7:00 p.m.
- II. Mr. Geesey conducted roll call.
- III. Mr. Geesey asked for a motion on the January 10, 2023 Planning Commission meeting minutes. Motion by Mr. Charles to approve the January 10, 2023 meeting minutes, seconded by Mr. Mohr. Motion approved 6-0.
- IV. Zoning Officer's report. There was no comment or discussion.
- V. Old Business
 - A. Zoning Ordinance Text Amendment Discussion

Mr. Geesey indicated that there were several draft zoning ordinance changes to discuss.

Section 113. Definitions. Mr. Geesey advised these draft revisions include the cleaning up and/or adding of definitions to the ordinance that did not previously exist. Mr. Mohr, Jr. questioned where these definitions came from. Ms. Sinopoli advised that the definitions were derived from the review of zoning ordinances from multiple rural townships in the area. There was no further discussion.

Section 201. Agricultural District. Mr. Geesey advised these draft revisions consist of permitting single-family detached dwelling units by right versus by conditional use as well as permitting accessory apartments for additional family members by right. After some discussion, it was agreed that further considerations on this revision should occur at the March Planning Commission meeting.

Section 321. Keeping of Small Domestic Animals/Pets. Mr. Geesey asked Ms. Sinopoli to explain the proposed draft revisions to this section of the ordinance.

Ms. Sinopoli explained the current ordinance is contradicting as to whether or not the non-commercial keeping of chickens is permitted in all zoning districts. Chickens (poultry) are listed as a farm animal and livestock by definition. Section 321 advises that the non-commercial keep of livestock is only permitted in certain districts. So the purpose of this revision is to eliminate that contradiction and to provide standards for the non-commercial keeping of all small animals in all districts.

Section 321.1 deals with dogs and cats, Section 321.2 deals with rabbits, guinea pigs, chinchilla and domestic fowl; chickens, turkeys, geese, ducks, pigeons. Section 321.3 deals with exotic animals.

Additional requirements for the keeping of chickens is also a part of the draft revisions. There were several residents in attendance that were opposed to the requirement of a minimum lot size to have chickens. After some discussion it was agreed to continue considerations on this revision at the March Planning Commission meeting.

Section 207. Industrial District. Mr. Geesey indicated that members of the Board of Supervisors were provided the opportunity to weigh in on the planning commission's recommended changes to the Industrial District uses from the January meeting. After discussions, it was agreed by the planning members to keep their recommendations as is.

- VI. New Business – none.
- VII. Public Comment. Ms. Jennifer Rabuck is requesting more detail be provided on future Planning Commission agendas and advised items discussed this evening were listed on under old business on the agenda, although they were never previously discussed.
- VIII. Adjournment. Motion by Mr. Mutchler to adjourn the meeting, seconded by Mr. Charles. Motion approved 6-0 and the meeting adjourned at 7:07 p.m.

The next Planning Commission meeting is scheduled for Tuesday, March 7, 2023 at 6:00 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Zoning Officer/Municipal Administrator/Secretary