

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

A meeting of the Conoy Township Planning Commission was held on Tuesday, March 7, 2023 at 6:00 p.m. at the Conoy Township Municipal Building, 211 Falmouth Road, Bainbridge, PA 17502. In attendance were Planning Commission members Mr. Chris Geesey, Mr. John Huggins; Mr. John Charles, Mr. Darryl Smith, Mr. Stephen Mohr, Jr., Mr. Steve Mutchler and Mr. Stephen Mohr. Also in attendance was Ms. Victoria Storz, Nikolaus and Hohenadel.

ORDER OF BUSINESS:

- I. The meeting was called to order by Mr. Geesey at 6:03 p.m.
- II. Mr. Geesey conducted roll call.
- III. Mr. Geesey asked for a motion on the February 7, 2023 Planning Commission meeting minutes. Motion by Mr. Smith to approve the February 7, 2023 meeting minutes, seconded by Mr. Charles. Motion approved 7-0.
- IV. Zoning Officer's report. There was no comment or discussion.

Mr. Geesey requested that the Planning Commission review items under New Business prior to Old Business discussions.

V. New Business

- A. Zoning Hearing Board Case No. HB-01-2023: Heather Range, 1217 Sagerville Road, requesting a variance of Section 201.7.C.1 to permit a house addition to encroach within the required front yard setback in the Agricultural District for lots less than one acre.

Representing this application was Ms. Heather Range. Mr. Geesey explained the request was to permit the encroachment within the front yard setback for a home addition which will not project any further towards the road than the adjacent properties.

Ms. Range provided letters of support from the adjacent neighbors and advised that the existing house is small, additional square footage is desired. Due to site constraints, the addition cannot be built on the sides or rear of the house.

Motion by Mr. Mohr, Jr. to recommend granting approval of the variance request, seconded by Mr. Mutchler. Motion approved 7-0.

- B. Zoning Hearing Board Case No. HB-02-2023: Conoy Township, 211 and 215 Falmouth Road, requesting a variance of Section 205.5.2 to permit a minimum lot size to be less than required in the Village District.

Representing this application was Ms. Shannon Sinopoli, Township Secretary. Mr. Geesey advised the request involves two Township owned properties; the property that the municipal office is located on (Lot 1) and the adjoining property which is a single family dwelling that is rented (Lot 2).

Mr. Geesey explained there is an underground propane tank on Lot 2 as well as a stormwater easement. The goal is to submit a Lot Add-On plan to clean up the tank location to be completely located on Lot 1.

Ms. Sinopoli advised the request is to permit a lot size of less than the minimum 20,000 square feet and explained the propane tank that is currently on Lot 2 only services the building on Lot 1. If a variance is received, then a Lot Add-On plan will be submitted for review and approval in order to

clean it up and locate the tank as well as existing impervious area solely on Lot 1. The drainage easement will remain on Lot 2.

Ms. Sinopoli explained that both lots are currently non-conforming with regards to size. Lot 1 is 18,463 square feet and Lot 2 is 16,630 square feet. If successful in obtaining variance approval and Lot Add-On approval, Lot 1 will be brought into compliance meeting the 20,000 square foot requirement. The neighboring parcels along the eastern side of Falmouth Road are all well under the size of Lots 1 & 2, with the exception of 221 Falmouth Road which has a lot size of 14,810 square feet.

Motion by Mr. Huggins to recommend granting approval of the variance request, seconded by Mr. Smith. Motion approved 6-0 (with Mr. Mohr abstaining).

VI. Old Business

A. Draft Zoning Ordinance Text Amendment Discussion

Section 201. Agricultural District draft amendment – pertaining to whether to permit single-family detached dwelling units by right versus by conditional use. After some discussion, staff was directed to obtain zoning requirements from neighboring municipalities and Mr. Mohr, Jr. will try to gather information with regards to the number of vacant lots within the Agricultural District.

Section 321. Keeping of Small Domestic Animals/Pets draft amendment. Mr. Geesey explained that the reason for these revisions is due in part to the current ordinance being contradicting.

Discussions took place with regards to Section 321.1 pertaining to dogs and cats. It was agreed to increase the number and revise the language to permit up to six dogs and/or cats.

Discussions took place with regards to Section 321.2.G pertaining to the listing of small domestic animals. It was suggested that reptiles be included in this list.

Discussions took place with regards to Section 321.2.H pertaining to the keeping of domestic fowl. Mr. Geesey stated there was some concern on behalf of Township residents with regards to the minimum lot size as shown in the draft. Mr. Geesey read an email statement from Mr. Justin Risser, Board of Supervisors Chair which suggested that the planning commission focus on setbacks versus a required minimum lot size. All members agreed to eliminate the minimum lot area requirement.

Further discussions included revising the maximum coop and chicken run square footage; reworking the Yard Setback requirements; defining “occupied structure” or revising. Staff was directed to make the suggested revisions for review at the April Planning Commission meeting.

Discussions took place with regards to Section 321.3 pertaining to exotic animals. Staff was directed to try and obtain a listing of such from the PA Game Commission as well as on the Federal level.

VII. Public Comment/Other – none.

VIII. Adjournment. Motion by Mr. Huggins to adjourn the meeting, seconded by Mr. Smith. Motion approved 7-0 and the meeting adjourned at 8:13 p.m.

The next Planning Commission meeting is scheduled for Tuesday, April 4, 2023 at 6:00 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Municipal Administrator/Secretary