

**CONOY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
Tuesday
April 4, 2023**

A meeting of the Conoy Township Planning Commission was held on Tuesday, April 4, 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 6:00 p.m.
- II. Mr. Geesey conducted roll call.
- III. Mr. Geesey asked for a motion on the March 7, 2023 Planning Commission meeting minutes. Motion by Mr. Charles to approve the March 7, 2023 meeting minutes, seconded by Mr. Smith. Motion approved 7-0.
- IV. Zoning Officer's report. There was no comment or discussion.
- V. Old Business
 - A. Zoning Ordinance Text Amendment Discussion – Section 201 – Agricultural District Uses and Section 321 – Keeping of Small Domestic Animals/Pets.

Section 321. Keeping of Small Domestic Animals/Pets draft amendment. A revised draft was considered after recommended revisions from the March Planning Commission meeting.

Three additional revisions/additions were suggested: 1) Add reptiles to the Small Domestic Animals/Pets definition; 2) Remove dog and cat from the Domestic Animal definition; 3) Revise the first sentence of Section 321.2 to state "In addition to Section 321.1, it is also permitted".

Motion by Mr. Mutchler it was recommended to approve the proposed text amendment to Section 321 with the above revisions, seconded by Mr. Huggins. Motion approved 6-0 with Mr. Mohr abstaining.

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, the majority of the planning members agreed to keep the existing language requiring conditional use approval for a single-family dwelling unit in the AG District.

- B. Industrial District Zoning Regulations – Planning Commission recommendations.

After a brief discussion, the planning members agreed to attend the April 13, 2023 Board of Supervisors meeting to provide explanation of the planning commission's suggested changes to the Industrial District uses.

- VI. New Business – none.
- VII. Public Comment/Other. Mr. Geesey advised the planning members of the first public meeting being held for the Northwest Regional Comprehensive plan to be held on April 12, 2023 at Masonic Village.
- VIII. Adjournment. Motion by Mr. Huggins to adjourn the meeting, seconded by Mr. Mohr, Jr. Motion approved 7-0 and the meeting adjourned at 7:27 p.m.

The next Planning Commission meeting is scheduled for Tuesday, May 2, 2023 at 6:00 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Municipal Administrator/Secretary