

**CONOY TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
Tuesday  
May 2, 2023**

A meeting of the Conoy Township Planning Commission was held on Tuesday, May 2, 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 Mr. Matthew Creme, Nikolaus and Hohenadel and Shannon Sinopoli, Municipal Administrator/Secretary.

**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 April 4, 2023 Planning Commission meeting minutes. Motion by Mr. Mohr, Jr. to approve the April 4, 2023 meeting minutes, seconded by Mr. Charles. Motion approved 7-0.
- IV. Zoning Officer's report. There was no discussion.
- V. Old Business

A. Industrial District Uses

Ms. Sinopoli advised the planning members, that as a result of the April 13, 2023 Board of Supervisors meeting, it has been agreed to revise the Industrial District uses, which were discussed at the supervisors meeting, to be permitted by conditional use, versus by-right with the exception of Machine Shops where three of the five supervisors were in favor of keeping machine shops as a use permitted by-right.

Mr. Crème provided an explanation as to why he prefers uses to be permitted by special exception versus conditional use. After a brief discussion, Mr. Crème was directed to provide the same explanation to the supervisors at their May 11, 2023 meeting in order to get direction from the supervisors whether the subject uses should be permitted by conditional use or special exception.

VI. New Business

- A. Zoning Hearing Board Case No. HB-03-2023: The Fertrell Company, 600 N. Second Street, requesting a variance of Section 201.2 to permit the construction of a warehouse and light-manufacturing facility; a variance of Section 311.19 to permit the use of warehouse parking requirements and a variance of Section 603.3 to permit additional time to pull permits and complete construction. The subject property is located in the Agricultural District.

Representing this zoning application was Mr. Derek Dissinger, Barley Snyder, Mr. Dave Bitner, Bitner Engineering, LLC and Ms. Theresia Tredway, The Fertrell Company.

Mr. Dissinger advised that The Fertrell Company is proposing to construct a 15,000 square foot building; 13,000 square feet would be utilized for warehousing and 2,000 square feet would be utilized for light manufacturing where animal feed is mixed. This requires a Use Variance.

The application also includes a variance of the parking requirements for manufacturing, which after further review, is no longer needed, and a variance for the time period to pull permits. The new building would bring 3 additional employees from Fertrell's Lititz location.

Mr. Bitner provided an overview of the layout of the building plans and stormwater management.

Mr. Mohr, Jr. questioned if the manufacturing process would create any nuisances such as sounds, smells, etc. Ms. Tredway advised that there would be no outside noise, no steam or smoke produced and no outdoor smell.

On a motion by Mr. Huggins, it was recommended the requested variances be approved, seconded by Mr. Smith. Motion approved 7-0.

VII. Public Comment/Other.

Mr. Greg Smith, property owner of 624 Stackstown Road which presently houses an old chicken house which was converted into 18 storage units in 2007 by an approved zoning hearing board decision. Mr. Smith purchased this property in 2021 with the understanding from the listing agent that additional units could be constructed and that outdoor storage, which existed when he purchased the property, could be continued. Mr. Smith recently found out about the 2007 zoning decision and the conditions attached. He would like to add more storage units to the property and additional enclosed outdoor storage for campers, vehicles, etc. and wanted to know what he would need to do.

Mr. Smith was directed to contact a land development engineering firm to layout the potential project and then a Use Variance application would need to be applied for through the Zoning Hearing Board. If the approval is granted, a land development plan along with a stormwater management plan would need to be submitted and approved.

VIII. Adjournment. Motion by Mr. Huggins to adjourn the meeting, seconded by Mr. Mutchler. Motion approved 7-0 and the meeting adjourned at 7:04 p.m.

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

Respectfully submitted,

Shannon L. Sinopoli  
Municipal Administrator/Secretary