

**CONOY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
Tuesday
July 11, 2023**

A meeting of the Conoy Township Planning Commission was held on Tuesday, July 11, 2023 at 6:00 p.m. at the Conoy Township Municipal Building, 211 Falmouth Road, Bainbridge, PA 17502. In attendance were Planning Commission members Chris Geesey, John Huggins, John Charles, Darryl Smith, Stephen Mohr, Jr., Steve Mutchler and Stephen Mohr. Also in attendance was Shannon Sinopoli, Municipal Administrator/Secretary/Zoning Officer.

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 May 2, 2023 Planning Commission meeting minutes. Motion by Mr. Smith to approve the May 2, 2023 meeting minutes, seconded by Mr. Charles. Motion approved 7-0.
- IV. Zoning Officer's report. There was no discussion.
- V. Old Business - none
- VI. New Business

A. Northwest Regional Comprehensive Plan Draft

Lancaster County Planning Department staff members Alex Rohrbaugh and Michael Domin were present to provide a brief overview of the proposed regional comprehensive plan.

Topics of discussion included the vision of the plan such as connectivity, people, places and opportunity areas; regional concerns and public comments received from the survey.

Mr. Rohrbaugh advised that the draft maps associated with the plan show the towns of Bainbridge and Falmouth as Village Growth Areas and indicated 3,000 acres of farmland in Conoy Township are preserved, 61% of Conoy Township is agricultural land.

Mr. Mohr, Jr. questioned why areas such as Marietta and Columbia are not included in the regional planning with Conoy since they are more in line with issues that affect Conoy such as Route 441.

Mr. Rohrbaugh agreed and stated it would be great to have a larger regional plan in the future.

Mr. Mohr, Jr. questioned if high speed internet could be brought to the area in conjunction with other improvements, such as trails.

Mr. Domin stated that should definitely be looked into.

Mr. Rohrbaugh advised there will be a public engagement for the comprehensive plan at National Night Out on August 1, 2023 at the Mount Joy Township complex. The regional public hearing is tentatively scheduled for September 27, 2023, time and location is pending.

Recommendations from the regional municipal planning commissions will be needed prior to the public hearing.

VII. Public Comment/Other

A. Justin Walker, 107 Race Street

Mr. Walker was present to obtain feedback from the planning commission with regards to zoning variances which would be required for a proposed fence project and deck extension project.

For the proposed fence, a variance of Section 301.1.A pertaining to the fence height in the front yard and Section 301.1.F pertaining to solid fencing being located in the front yard setback would be necessary. After some discussion, the planning members were in support of the variances for the fence provided that there were no clear sight triangle issues.

For the proposed deck extension, a variance of Section 503.2.D pertaining to the expansion being located within five (5) feet of the street right-of-way would be required. Mr. Walker was made aware that the deck extension could not be constructed within the existing street right-of-way but could extend up to the right-of-way with an approved variance.

B. Governor Stable Road Bridge Grant Application

Ms. Sinopoli advised one of the requirements on the grant application for the Governor Stable Road bridges project is to receive a letter from the local planning commission advising that such improvements are in compliance with the Township's Comprehensive Plan. In looking at the 2010 plan, the overall goal of the plan is to achieve safe and efficient movement of goods, services and people via the transportation system of the region. This project is also in line with the Lancaster County's Comprehensive plan multi-modal transportation improvements which is aimed at easing traffic congestion and improving traffic flow. The implementation of the 2010 Comp Plan includes regional transportation planning to prioritize funding for road and bridge improvements.

Motion by Mr. Mohr, Jr. to issue a letter advising of the compliance of the grant application project with the 2010 Regional Comprehensive plan, seconded by Mr. Smith. Motion approved 7-0.

VIII. Adjournment. Motion by Mr. Huggins to adjourn the meeting, seconded by Mr. Charles. Motion approved 7-0 and the meeting adjourned at 7:36 p.m.

The next Planning Commission meeting is scheduled for Tuesday, August 1, 2023 at 6:00 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Municipal Administrator/
Secretary/Zoning Officer