

**CONOY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
Tuesday
August 1, 2023**

A meeting of the Conoy Township Planning Commission was held on Tuesday, August 1, 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 Mr. Matthew Creme, Nikolaus and Hohenadel and 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 July 11, 2023 Planning Commission meeting minutes. Motion by Mr. Huggins to approve the July 11, 2023 meeting minutes, seconded by Mr. Smith. Motion approved 7-0.

IV. Zoning Officer's report. There was no discussion.

V. Old Business

A. Northwest Regional Comprehensive Plan

A brief discussion took place regarding the draft comprehensive plan. Mr. Mohr, Jr. questioned the reason for the statement "Sewer capacity in Conoy Township is nearly maxed out, which limits (re)development in Bainbridge and Falmouth" on Page 46 of the plan document and is it necessary.

Mr. Mohr stated that currently there is only 1 EDU available, however, once the reed beds get squared away and in working order, there will be 90 EDU's which, for the town of Bainbridge, is significant.

Ms. Sinopoli will reach out to the county staff regarding this statement.

Motion by Mr. Smith to recommend the Board of Supervisors adopt this regional comprehensive plan contingent upon Mr. Mohr, Jr.'s comments, seconded by Mr. Charles. Motion approved 6-0, with Mr. Mohr abstaining.

VI. New Business

A. Meadow Vista Farms - Lot Add-On Subdivision/Land Development/Stormwater Management Plan - 166 Risser Road - Zoned Agricultural.

Present representing this plan was Mr. Austin Steffy and Mr. Jeff Ainslie, Scotch Hill Solutions, Inc.

Mr. Steffy explained the extent of the project which consists of the following:

1. Three (3) Feed Storage Bunkers/Silos.
2. Transfer of 1.3 acres (lot add-on) to the adjacent parcel owned by Jordan Risser resulting in a 2-acre lot.
3. Lot consolidation of 78 acres and 68 acres resulting in a 146-acre parcel.
4. 6,000 square foot Ag Equipment Storage building.
5. Stormwater basin and swales.

Mr. Steffy advised there are no improvements proposed with this plan for the 2-acre parcel. There was a house on this lot previously that burnt down, and the current owners would like to eventually build another single-family dwelling on this parcel. The transfer of 1.3 acres to this lot brings the lot size into compliance with today's requirements.

Mr. Steffy advised there will be no expansion of the existing farm operations at the site as part of this project.

Mr. Steffy indicated there have been two reviews completed by the Township Engineer, David Miller/Associates (DM/A) and the remaining comments are of administrative nature. This project requires an NPDES permit which is pending.

A brief discussion took place regarding the requested waivers.

Motion by Mr. Huggins to approve the plan and requested waivers contingent upon a clean review letter, seconded by Mr. Smith. Motion approved 6-0, with Mr. Mohr abstaining.

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 7:01 p.m.

The next Planning Commission meeting is scheduled for Tuesday, September 5, 2023 at 6:00 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Municipal Administrator/
Secretary/Zoning Officer