

**CONOY TOWNSHIP  
BOARD OF SUPERVISORS MEETING MINUTES  
Thursday  
August 10, 2023  
6:00 p.m.**

A meeting of the Conoy Township Board of Supervisors was held on Thursday, August 10, 2023 at 6:00 p.m. at the Conoy Township Municipal Building, 211 Falmouth Road, Bainbridge, PA 17502. In attendance were Supervisors Justin Risser, Gina Mariani, Douglas Hawthorne and Stephen Mohr. Supervisor S. Jay Williams was absent. Also in attendance was Secretary Shannon Sinopoli, Treasurer Jennifer Rabuck and Solicitor Matthew Creme, Nikolaus and Hohenadel.

**ORDER OF BUSINESS**

- I. The meeting was called to order by Mr. Risser at 6:00 p.m. followed by the Pledge of Allegiance, Prayer and a moment of silence.
- II. Mr. Risser conducted roll call.
- III. Announcements - none.
- IV. Mr. Risser asked for a motion on the July 13, 2023 meeting minutes. Motion by Ms. Mariani to approve the July 13, 2023 meeting minutes, seconded by Mr. Hawthorne. Motion approved 4-0.
- V. Public Comment - none.
- VI. Consent Agenda
  - A. Bills
  - B. Reports (reports are available):
    - i. Financial
    - ii. Bainbridge Fire Company
    - iii. NW Emergency Medical Services
    - iv. Police
    - v. LCSWMA - Waste to Energy Plant – June 2023 Host Fee \$65,742.47; 33,203.27 Tons at \$1.98/ton processed.
    - vi. Sewage Enforcement Officer
    - vii. Sewer Plant Operator
    - viii. Zoning Officer
  - C. Entech Engineering work order in the amount of \$5,900.00 - Falmouth Waste Water Treatment Plan - NPDES Permit Renewal.

Motion by Ms. Mariani to approve the Consent Agenda items, seconded by Mr. Hawthorne. Motion approved 4-0.

- VII. Old Business - none.
- VIII. New Business
  - A. Meadow Vista Farms - Lot Add-On Subdivision/Land Development/Stormwater Management Plan - 166 Risser Road - Zoned Agricultural.

Chairman Risser turned the gavel over to Vice-Chair Mariani and presented this plan.

Mr. Risser advised the project consists of the consolidation of two large parcels into one; the transferring of 1.3 acres of land to an adjacent tract owned by his brother; a machinery/storage shed; three bunker silos and a stormwater basin and associated improvements. Mr. Risser indicated that at this time, only one bunker is proposed to be constructed, however the stormwater has been designed and will be constructed to capture the construction of the other two bunkers in the future.

Mr. Risser discussed the requested modifications to include the elimination of a trash rack; the maximum loading ratio and cartway widening. All modification requests are supported by the Township Engineer and Township Planning Commission.

Motion by Mr. Mohr to approve the plan and requested modifications contingent upon a clean review letter, seconded by Mr. Hawthorne. Motion approved 3-0.

Vice-Chair Mariani returned the gavel to Chairman Risser.

- B. Lancaster County Tax Collection Bureau Agreement to collect the Local Services Tax beginning January 1, 2024. Motion by Ms. Mariani to approve the agreement, seconded by Mr. Mohr. Motion approved 4-0.
  - C. 2023-2024 Municipal Winter Agreement with the Pennsylvania Department of Transportation. Motion by Ms. Mariani to approve the agreement, seconded by Mr. Mohr. Motion approved 4-0.
  - D. ARPA Fund Interest. Motion by Mr. Hawthorne to approve the transfer of the July interest of \$65.26 to the Sewer account, seconded by Ms. Mariani. Motion approved 4-0.
  - E. General Fund Truist Bank CD. Motion by Ms. Mariani to approved the redemption of the CD in the approximate amount of \$120,625.00 when matured on October 21, 2023 and depositing the funds into the General Fund Account, seconded by Mr. Hawthorne. Motion approved 4-0.
  - F. 215 Falmouth Road Security Deposit account. Motion by Ms. Mariani to close the security deposit account for 215 Falmouth Road and move the \$0.05 balance to the General Fund account, seconded by Mr. Hawthorne. Motion approved 4-0.
- IX. Acknowledgements - none.
- X. Discussion Items
- A. Highways/Buildings. Mr. Mohr advised there is patching which needs to be completed before winter as well as the replacement of the Black Swamp Road culvert.
  - B. Engineer Report – no updates.
  - C. Reed Beds. Mr. Risser advised we are waiting on Empire to return to complete the work.
  - D. Zoning Ordinance Draft Revisions. With regards to the revisions concerning the keeping of chickens, Ms. Mariani questioned if existing chicken owners would be protected from the new setback requirements. Ms. Sinopoli indicated those who currently have chickens and cannot meet the proposed setbacks would be considered non-conforming and can continue as is without meeting the new setback requirements. Mr. Risser pointed out a couple of minor revisions. Staff and the Township Solicitor were directed to proceed with an ordinance and to schedule a public hearing.
  - E. Summer Playground Relocation. Ms. Mariani requested Associated Building Inspections (ABI) conduct an inspection of the Ludwig United Methodist Church, 149 Race Street to determine what work would need to be done in order to meet the current building codes if the use was changed to a Public Facility. All board members agreed to schedule ABI for an inspection. Ms. Carrie Chapman would be the contact person for access to the church. Mr. Risser advised he will be meeting with the fire department to see if something jointly could be worked out to utilize their existing structures.

- F. Haldeman Mansion Events/Noise. Ms. Sinopoli indicated noise complaints have been received with regards to the wedding events being held at the mansion. Discussions took place as to enacting a noise ordinance, or to continue as is with the police and disorderly conduct measures. The bass from the music seems to be the biggest issue and how the speakers are aimed which are supposed to be positioned towards the river. The issue is a management issue and Ms. Sinopoli was directed to reach out to management and advise the music needs to cease by 10:00 p.m. sharp, the bass needs to be lowered and the direction of the speakers need to face the river. Such shall be ensured and enforced by the mansion management.
  - G. Municipal Emergency Services Authority (MESA) Talking Points. Mr. Risser advised the ambulance fee hearing has been pushed back to September 28, 2023. This will be held at the Elizabethtown Brethren Christ Church at 7:00 p.m.
- XI. Correspondence
- A. Blacksmith Shop. Mr. Mike Williams provided a written update regarding events at the Blacksmith Shop. Mr. Williams requested the use of the Township phone number as the contact number on the shop's Facebook page. All supervisors agreed.
- XII. Public Comment
- A. With regards to the MESA ambulance fee, Mr. John Charles suggested that a head tax for such fee be considered which would seem to be more fair than to only tax the individual property owners.
- XIII. Adjournment. Motion by Ms. Mariani to adjourn the meeting, seconded by Mr. Hawthorne. Motion approved 4-0 and the meeting adjourned at 7:14 p.m.

The next Supervisors meeting is scheduled for Thursday, September 14, 2023 at 6:00 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Secretary