

**CONOY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
Tuesday
September 5, 2023**

A meeting of the Conoy Township Planning Commission was held on Tuesday, September 5, 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, Stephen Mohr, Jr., Steve Mutchler and Stephen Mohr. Member Darryl Smith was absent. Also in attendance was Township Solicitor 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 August 1, 2023 Planning Commission meeting minutes. Motion by Mr. Mohr, Jr. to approve the August 1, 2023 meeting minutes, seconded by Mr. Huggins. Motion approved 6-0.
- IV. Zoning Officer's report. There was no discussion.
- V. Old Business - none.
- VI. New Business

- A. The Fertrell Company - Preliminary/Final Land Development Plan - 600 N. Second Street - Zoned Agricultural.

Present representing this plan was Mr. David Bitner, Bitner Engineering LLC.

Mr. Bitner noted that this project received a Use Variance from the Zoning Hearing Board on May 25, 2023.

Mr. Bitner stated the project site consists of 31.68 acres which currently houses a 20,500 square foot building with associated parking. The proposed project entails the following:

- 1. Construct a 15,000 square foot building. 12,000 square feet will be used for warehousing and 3,000 square feet will be used for manufacturing.
 - 2. 3 new employees.
 - 3. 16 additional parking spaces.
 - 4. There will be no additional restrooms.
 - 5. Water connection will be from the existing building to provide a hose bib only.
 - 6. Stormwater will be managed by the existing stormwater basin which was overdesigned with the 2018 project. A new Operations and Maintenance agreement will be necessary.
 - 7. A Traffic Impact study is not required.
 - 8. An NPDES permit is not required.

Mr. Bitner advised he is in receipt of the Township Engineer's (DM/A) review letter and will address all comments.

A brief discussion took place regarding the requested waivers. The applicant will submit deferral agreements for the required roadway improvements, curb and sidewalk as requested by DM/A.

Motion by Mr. Huggins to approve the plan and requested waivers contingent upon a clean review letter, seconded by Mr. Mohr, Jr. Motion approved 5-0, with Mr. Mohr abstaining.

VII. Public Comment/Other - none.

VIII. Adjournment. Motion by Mr. Huggins to adjourn the meeting, seconded by Mr. Mutchler. Motion approved 6-0 and the meeting adjourned at 6:25 p.m.

The next Planning Commission meeting is scheduled for Tuesday, October 3, 2023 at 6:00 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Municipal Administrator/
Secretary/Zoning Officer