

**CONOY TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
Tuesday  
January 9, 2024**

A meeting of the Conoy Township Planning Commission was held on Tuesday, January 9, 2024 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, Daniel Kenny, Stephen Mohr, Jr., Steve Strickland, Darryl Smith and Alternate Member Stephen Mohr. 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. Reorganization of the Board for Calendar Year 2024

Motion by Mr. Mohr, Jr. to nominate Mr. Geesey for Chair and Mr. Huggins for Vice-Chair, seconded by Mr. Smith. Motion approved 7-0.

IV. Mr. Geesey asked for a motion on the October 3, 2023 Planning Commission meeting minutes. Motion by Mr. Huggins to approve the October 3, 2023 meeting minutes, seconded by Mr. Charles. Motion approved 7-0.

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

VI. Old Business - none.

VI. New Business

A. Zoning Hearing Board Case No. ZHB-01-2024: Larry King, 2379 River Road – King's River Haven Mobile Home Park – Parcel No. 130-74018-0-0000, requesting a variance of Section 448.5 to permit less than the required separation distance between mobile homes and Section 603.3 to waive the requirement of time to secure permits. The subject property is located in the R-2 Zoning District.

Mr. Larry King was present representing this request. Mr. King advised the mobile home park was constructed in the 1970's, prior to zoning regulations. Some of the existing homes currently do not meet the 25-foot separation requirement. There are six homes that are currently only 6-feet away from each other.

Mr. King advised the older homes were constructed at a width of 12-feet. The newer home widths range from 14-feet to 18-feet. The 12-foot wide model is no longer manufactured. The newer homes also are built like a regular home with two-by-fours and are well insulated. The lot sizes are not changing, no additional homes are proposed, the request is for the replacement of existing older homes.

Mr. King advised a 12-foot to 15-foot separation range would be adequate. The residential building code separation distance requirement is 5-feet.

In preparation for the zoning hearing, Mr. Crème recommended that Mr. King prepare a plan showing what the existing distances between the homes are and provide a statement from a mobile home manufacturer, or the like, advising what a safe and adequate separation distance is.

After some discussion and no consensus on a recommendation, the planning members deferred this request to the Zoning Hearing Board for a decision.

B. Zoning Ordinance Text Amendment Discussion – Section 206 – Local Commercial District

Ms. Sinopoli advised there has been a few additions to the overall text amendment brought forth by the Township Supervisors to include:

- Adding Event/Conference Center use to the Local Commercial District
- Adding a definition for Event/Conference Center
- Adding specific criteria for Event/Conference Center
- Adding parking requirements for Event/Conference Center
- Adding language to exclude livestock fencing from needing a permit.

Ms. Sinopoli indicated there is the potential for the community house to be sold. The supervisors have discussed rezoning the property from Agricultural District to Local Commercial District to best market the property and to permit the existing use to continue if a private purchaser wished to.

Ms. Sinopoli asked for feedback on the proposed specific criteria for the Event/Conference Center use.

After a brief discussion, it was recommended to revisit these proposed amendments at the next planning commission meeting.

VII. Public Comment/Other - none.

VIII. Adjournment. Motion by Mr. Huggins to adjourn the meeting, seconded by Mr. Charles. Motion approved 7-0 and the meeting adjourned at 7:25 p.m.

The next Planning Commission meeting is scheduled for Tuesday, February 6, 2024 at 6:00 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Municipal Administrator/Secretary/Zoning Officer