

**CONOY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
Tuesday
August 6, 2024**

A meeting of the Conoy Township Planning Commission was held on Tuesday, August 6, 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 Charles, Daniel Kenny, Stephen Mohr, Jr., Darryl Smith and Steve Strickland. Member John Huggins and Alternate Member Stephen Mohr were 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 July 2, 2024 Planning Commission meeting minutes. Motion by Mr. Charles to approve the July 2, 2024 meeting minutes, seconded by Mr. Strickland. Motion approved 5-0, with Mr. Smith abstaining.
- IV. Zoning Officer's report(s). There was no discussion.
- V. Old Business – none.
- VI. New Business

A. 2346 River Road Property – Rezone from Agricultural District to Local Commercial District

Discussions took place regarding township owned property located at 2346 River Road, better known as the Community House property, and whether or not the planning commission members would care to entertain rezoning such property to Local Commercial.

Ms. Sinopoli advised the property is currently zoned Agricultural, however the structure on the property has always housed a commercial use, at one point a bar, then a church and presently is used as a community center which is rented out to the public.

Mr. Geesey felt that it seems inappropriate to rezone it in order to make a higher profit.

Mr. Mohr, Jr. stated 28 other uses in the local commercial district could be proposed at this location which could affect the neighbors when the property could be used for residential.

Joella Neff, 2365 River Road indicated her and her husband live on the farm across the street from the community house and is opposed to rezoning the property. Her concerns were additional traffic and lighting.

Mr. Geesey asked if there were any problems or concerns with the current use.

Steve Prescott, 2338 River Road indicated he owns the adjacent property and advised the current use works well. He would have concerns regarding noise if the property was rezoned to commercial.

Mr. Charles stated the private septic system and well would limit what could go there.

After some discussion, Mr. Smith motioned to reject moving forward with a rezoning ordinance stating concerns over sewage disposal and the potential for the wrong use(s) being located on the property, seconded by Mr. Kenny. Motion approved 5-0, with Mr. Geesey abstaining.

VII. Public Comment/Other - none.

VIII. Adjournment. Motion by Mr. Smith to adjourn the meeting, seconded by Mr. Mohr, Jr. Motion approved 6-0 and the meeting adjourned at 6:52 p.m.

The next Planning Commission meeting is scheduled for Tuesday, September 3, 2024 at 6:00 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Municipal Administrator/Secretary/Zoning Officer