

**CONOY TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
Tuesday  
October 1, 2024**

A meeting of the Conoy Township Planning Commission was held on Tuesday, October 1, 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, Daniel Kenny, Stephen Mohr, Jr., Steve Strickland and Alternate Member Stephen Mohr. Members John Charles and Darryl Smith were absent. Also in attendance was Township Solicitor Bernadette Hohenadel, 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 6, 2024 Planning Commission meeting minutes. Motion by Mr. Strickland to approve the August 6, 2024 meeting minutes, seconded by Mr. Kenny. Motion approved 5-0.
- IV. Zoning Officer's report(s). There was no discussion.
- V. Old Business – none.
- VI. New Business
  - A. Zoning Hearing Board Case No. ZHB-06-2024: Brian Putt, 3326-3328 Turnpike Road – Parcel No. 130-91760-0-0000, requesting a variance of Section 202.5 for minimum lot area, a variance of Section 202.5 for minimum lot width, a variance of Section 202.5 for minimum side yard setback and a variance of Section 307 to permit more than one principal use on a lot not meeting all lot and yard requirements and to waive land development plan approval. The subject property is located in the Rural District.

Mr. Brian Putt, property owner, was present representing this request. Mr. Putt advised in 2006 the Zoning Hearing Board granted a special exception and variances to permit an Echo Housing mobile home unit on his property for his elderly mother. One of the conditions of the approval required the removal of the mobile home upon the passing away of his mother.

Mr. Putt is now requesting to allow the continuance of the mobile home in order to rent out to an elderly single person or couple in light of all of the work he put into the home, the home having its own public sewerage connection as well as its own separate driveway access along Turnpike Road.

Discussions took place with regard to conditions the members felt should be considered if the zoning board were to approve this application. One of which would restrict the property owner from replacing the mobile home unit upon the dwelling becoming inhabitable; two that no extension/addition of the dwelling unit be permitted; and three, the maximum occupancy of the dwelling unit be capped at 2 individuals, which is the same requirement for Echo Housing.

Motion by Mr. Mohr, Jr. to recommend approval of the zoning hearing board application based on the above conditions, seconded by Mr. Huggins. Motion approved 5-0.
- VII. Public Comment/Other - none.
- VIII. Adjournment. Motion by Mr. Huggins to adjourn the meeting, seconded by Mr. Mohr, Jr. Motion approved 5-0 and the meeting adjourned at 6:41 p.m.

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The next Planning Commission meeting is scheduled for Tuesday, November 5, 2024 at 6:00 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Municipal Administrator/Secretary/Zoning Officer