

**CONOY TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
Tuesday  
January 14, 2025**

A meeting of the Conoy Township Planning Commission was held on Tuesday, January 14, 2025 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., Darryl Smith, Steve Strickland and Alternate Member Stephen Mohr. Also in attendance was Township Solicitor Victoria Storz, 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 2025

Motion by Mr. Strickland to nominate Mr. Geesey for Chair, seconded by Mr. Mohr, Jr. Motion approved 7-0.

Motion by Mr. Smith to nominate Mr. Huggins for Vice-Chair, seconded by Mr. Strickland. Motion approved 7-0.

IV. Mr. Geesey asked for a motion on the October 1, 2024 Planning Commission meeting minutes. Motion by Mr. Huggins to approve the October 1, 2024 meeting minutes, seconded by Mr. Mohr, Jr. Motion approved 5-0, with Mr. Charles and Mr. Smith abstaining.

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

VI. Old Business - none.

VII. New Business

A. 191 Falmouth Road – Lancaster County Redevelopment Authority/Vacant Property Reinvestment Board Discussion regarding Blight Determination of property.

Mr. Sean Krumpe was present representing the Vacant Property Reinvestment Board regarding the blighted property located at 191 Falmouth Road. Mr. Krumpe advised by county ordinance, certification by both the Lancaster County Planning Commission and the Conoy Township Planning Commission is required before the property can be referred to the Lancaster County Redevelopment Authority for property acquisition. This simply means both planning commissions are requested to approve the process followed by the Vacant Property Reinvestment Board to declare this property blighted in accordance with Ordinance No. 56 requirements.

Mr. Krumpe advised the end result will be to designate the property as blighted; take such back to the authority; conduct an appraisal of the property to determine just compensation to the property owner; offer a sales agreement with the property owner to purchase outright; use of eminent domain if the property owner does not agree to an agreement of sale with the authority; resale of the property at which time the authority will work with the township to determine the best use of such.

Mr. Krumpe provided a list of ordinance requirements for the blight determination process and the steps followed by the Vacant Property Reinvestment Board including posting a notification in the newspaper, letters being sent both certified mail and regular mail to the property owner which allows time for the owner to submit a plan of action to eliminate the elements of blight, along with several other requirements. To date, there has been no contact from the property owner.

Ms. Sinopoli noted that there is a lien on the property and those monies would be deducted from any profits to the property owner from the sale of such.

Motion by Mr. Huggins to approve the process which was followed by the Vacant Property Reinvestment Board in declaring 191 Falmouth Road a blighted property, seconded by Mr. Smith. Motion approved 7-0.

- B. Zoning Hearing Board Case No. ZHB-01-2025: The Fertrell Company, 600 N. Second Street – Parcel No. 130-31767-0-0000, requesting a variance of Section 314.2.A.9 to exceed the maximum square footage for a business building sign. The subject property is located in the Agricultural District.

Ms. Theresia Tredway was present representing The Fertrell Company and this request. Ms. Tredway advised they would like to install a 36' X 12' sign on the recently constructed Mid Atlantic Nutrition building. This signage would have no lighting.

Ms. Sinopoli advised The Fertrell Company was successful in obtaining Zoning Hearing Approval (by a deemed approval) back in 2017 for the existing three hundred square foot Fertrell sign on the older building.

Motion by Mr. Smith to recommend approval of the zoning hearing board application, seconded by Mr. Huggins. Motion approved 7-0.

VIII. Public Comment/Other - none.

IX. Adjournment. Motion by Mr. Huggins to adjourn the meeting, seconded by Mr. Smith. Motion approved 7-0 and the meeting adjourned at 6:30 p.m.

The next Planning Commission meeting is scheduled for Tuesday, February 4, 2025 at 6:00 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Municipal Administrator/Secretary/Zoning Officer