

**CONOY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
Tuesday
April 1, 2025**

A meeting of the Conoy Township Planning Commission was held on Tuesday, April 1, 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 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 January 14, 2025 Planning Commission meeting minutes. Motion by Mr. Huggins to approve the January 14, 2025 meeting minutes, seconded by Smith. Motion approved 7-0.
- IV. Zoning Officer's report. One correction was noted with regards to Permit #2025-11.
- V. Old Business - none.
- VI. New Business
 - A. Zoning Hearing Board Case No. ZHB-02-2025: Dale & Robin Bowers, 118 Fawn Drive, Lot #11 Crestwood Estates – Parcel No. 130-87611-0-0000, requesting a variance of Section 202.5 to reduce the minimum front yard setback for a single family dwelling and a variance of Section 603.3 to permit additional time to secure permits and complete construction. The subject property is located in the Rural District.

Mr. Dale Bowers, property owner, was present representing this request. Mr. Bowers indicated the overall intent is to build one single-family detached dwelling unit for his daughter on the 13-acre lot. Although the lot is 13-acres, it comes with numerous encumbrances such as electric power lines and drainage easements.

Mr. Bowers is requesting a reduction of the 50-foot front yard setback requirement to permit half of such. This would be in line with the other neighboring properties along Fawn Drive where there is no cul-de-sac bulb frontage. This relief would also lesson the need for additional impervious area for an extended driveway.

Motion by Mr. Mohr, Jr. to recommend approval of the zoning hearing board application, seconded by Mr. Charles. Motion approved 7-0.
- VII. Public Comment/Other

A brief discussion took place with regards to the aging Bainbridge Sewer Plant and lack of available connections for the existing vacant lots within the town of Bainbridge. The planning commission offered to provide guidance and assistance to the township sewer engineer for future planning purposes of a new plant.
- VIII. Adjournment. Motion by Mr. Huggins to adjourn the meeting, seconded by Mr. Smith. Motion approved 7-0 and the meeting adjourned at 6:46 p.m.

Respectfully submitted,

Planning Commission

April 1, 2025

Page 2

Shannon L. Sinopoli

Municipal Administrator/Secretary/Zoning Officer