

**CONOY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
Tuesday
May 6, 2025**

A meeting of the Conoy Township Planning Commission was held on Tuesday, May 6, 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, Stephen Mohr, Jr., Darryl Smith, Steve Strickland and Alternate Member Stephen Mohr. Member Daniel Kenny was absent. Also in attendance was Shannon Sinopoli, Municipal Administrator/Secretary/Zoning Officer and Township Solicitor Matthew Creme, Nikolaus and Hohenadel.

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 April 1, 2025 Planning Commission meeting minutes. Motion by Mr. Huggins to approve the April 1, 2025 meeting minutes, seconded by Smith. Motion approved 6-0.
- IV. Zoning Officer's report. There was no discussion.
- V. Old Business - none.
- VI. New Business
 - A. Stormwater Management Plan - Albert & Susan Blumbergs, 254 Black Swamp Road.

Present representing this plan were Mr. Todd Smeigh and Mr. Dietrick Ferster, D.C. Gohn and Mr. Albert Blumbergs.

Mr. Smeigh advised the property consists of 1.37 acres located in the Agricultural Zone. The property owner received conditional use approval from the Board of Supervisors in November 2023.

In late 2022, soils testing was completed to determine the primary and alternate on-lot septic system locations. In June 2024 a boundary survey was completed and in late 2024 infiltration testing was conducted. In February 2025, grading, stormwater and erosion and sedimentation drawings were finalized. The total disturbed area is .54 acres which is under the 1-acre threshold for an NPDES permit.

Mr. Smeigh indicated the stormwater design consists of an above ground rain garden on the low side of the lot to capture 5,786 square feet of the 6,205 square feet of new impervious. The remainder goes undetained.

Mr. Smeigh discussed the remaining five comments on the DM/A letter which were primarily administrative. A brief discussion over the recommendation of providing additional protection for the piping to avoid any damage was discussed. It was noted that it was a suggestion by the township engineer to the owner/applicant and not a requirement. Maintenance will consist of the property owner keeping the facility clean and free of debris and light mowing.

Motion by Mr. Huggins to recommend approval of the stormwater management plan and modification request, seconded by Mr. Smith. Motion approved 6-0.
- VII. Public Comment/Other – none.
- VIII. Adjournment. Motion by Mr. Smith to adjourn the meeting, seconded by Mr. Huggins. Motion approved 6-0 and the meeting adjourned at 6:26 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Municipal Administrator/Secretary/Zoning Officer