

**CONOY TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
Tuesday  
September 2, 2025**

A meeting of the Conoy Township Planning Commission was held on Tuesday, September 2, 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, Darryl Smith, Steve Strickland and Alternate Member Stephen Mohr. Members Daniel Kenny and Stephen Mohr, Jr., were 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 May 6, 2025 Planning Commission meeting minutes. Motion by Mr. Huggins to approve the May 6, 2025 meeting minutes, seconded by Mr. Smith. Motion approved 5-0.
- IV. Zoning Officer's report. There was no discussion.
- V. Old Business - none.
- VI. New Business
  - A. Zoning Ordinance Text Amendment – Accessory Solar Energy Facilities and Principal Solar Energy Facilities

Discussions took place regarding the proposed amendment to update the existing accessory solar energy regulations and the addition of principal solar energy facility regulations along with additional definitions.

Planning members agreed to permit accessory solar energy facilities in all zoning districts and limit principal solar energy facilities to the Industrial District by Special Exception.

Planning members recommended the minimum lot size be changed to 10-acres and that a maximum lot size of 50-acres be added. An additional revision to the Industrial District Section 207.4 was also discussed changing the current 1-acre minimum lot size for all uses in the Industrial District to 10-acre minimum.

Motion by Mr. Huggins to recommend the Board of Supervisors schedule a public hearing to consider the proposed text amendment, seconded by Mr. Charles. Motion approved 5-0.
- VII. Public Comment/Other – none.
- VIII. Adjournment. Motion by Mr. Huggins to adjourn the meeting, seconded by Mr. Geesey. Motion approved 5-0 and the meeting adjourned at 7:14 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Municipal Administrator/Secretary/Zoning Officer