

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

A meeting of the Conoy Township Planning Commission was held on Tuesday, December 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, Stephen Mohr, Jr., Steve Strickland, Daniel Kenney, Darryl Smith, and alternate member Stephen Mohr, Sr. Also in attendance were Solicitor Matt Crème and Jennifer Rabuck, Municipal Administrator/Secretary/Treasurer.

ORDER OF BUSINESS:

- I. The meeting was called to order by Mr. Geesey at 6:00 p.m.
- II. Mr. Geesey conducted roll call – All present
- III. Mr. Geesey asked for a motion on the October 7, 2025, Planning Commission meeting minutes. Motion by Mr. Huggins to approve the October 7, 2025, meeting minutes, seconded by Mr. Smith. Motion approved 6-0, with Mr. Kenney abstaining.
- IV. Zoning Officer's report for October. Mr. Mohr Jr. asked if the township was contracting the Zoning Officer position for the time being. Solicitor Crème indicated ABI who is the Assistant Zoning Officer would fill the Zoning Officer position until it is addressed.
- V. Old Business – None listed. However, Mr. Geesey informed the Commission that the Board of Supervisors approved and adopted the Zoning Ordinance Text Amendment regarding the Accessory Solar Energy Facilities and Principal Solar Energy Facilities. A copy of the new ordinance has been distributed to the members.
- VI. New Business
 - A. Zoning Hearing Board Case No. ZHB-03-2025: J. Melvin Nissley, 262 Black Swamp Road – Parcel No. 130-75046-0-0000, requesting a variance of Section 209.8.D.1 to permit the construction of a residential accessory structure within the front yard. The subject property is located in the Conservation District.

Mr. Melvin Nissley, property owner, was present representing this request. Mr. Nissley stated the property sits at the corner of Black Swamp Road and Turnpike Road. He received a construction permit to build their primary residence which is under construction. He stated the accessory structure would be used to house an antique tractor and a couple of antique cars He will also have a shop at the one end. Mr. Nissley was unsure why he needed a variance due to the location as he considers this the side yard. What he is proposing to build is a pole building but it will blend in with the house.

Solicitor Crème explained the two front yard issue and stated the front yard is defined as the space between the face of the building and the street right of way. This property has a Black Swamp address, the rear yard is opposite Black Swamp, and the yard opposite Turnpike is a side yard. However, the side yard doesn't begin according to the township definition until you get behind the building. By drawing parallel lines Solicitor Crème determined how far back the structure would need to be. Solicitor Crème stated Mr. Nissley could eliminate the variance needed by moving the accessory structure further back. Mr. Nissley stated due to the pinnacle of the hill, the driveway, crop land, woodlands, and the septic bed would take additional driveway and there is also a 35'-45' drop from where the house sits and where the accessory structure is proposed. Solicitor Crème stated the accessory structure would only need to be moved back a small amount. Mr. Nissley said for appearance wise it looks better where it is proposed to be. Discussion regarding a replacement septic system location, cropland, and woodlands was held as obstacles in moving the proposed accessory structure. It was suggested Mr. Nissley propose the installation of trees for screening. The members also suggested Mr. Nissley provide an aerial view of the property laying out the obstacles and contours of the land for planning purposes.

Mr. Mohr, Jr. questioned why the property in general is considered residential and not agricultural use? Solicitor Crème stated it is considered conservation and in conservation agricultural used are permitted as well as single family dwellings and the nature of the structure is determined by the use to which it's associated. This variance is being proposed as storage to the residence. Mr. Mohr Jr. stated it is being proposed as storage for agricultural equipment and for agricultural as long as it is not a dwelling you just need to be 50' back from the roadway and wouldn't need a variance. Solicitor Crème questioned Mr. Nissley as to the use of the accessory structure. Mr. Nissley stated it would be used to repair the tractor for personal use. He stated his son is family the land. Solicitor Crème stated within this process the determination was made that this was a residential accessory structure being designed to coordinate with the house in appearance.

Motion by Mr. Geesey to recommend the Zoning Hearing Board approve the proposed variance request with further considerations on the drawings, the applicant limits disturbance, limit the removal of additional trees, limit more stormwater runoff, allowing as many tillable acres as possible, seconded by Mr. Charles. Motion approved 7-0.

- VII. Public Comment/Other – none.
- VIII. Adjournment. Motion by Mr. Huggins, seconded by Mr. Smith, to adjourn the meeting at 6:35 pm. Motion approved 7-0.

Respectfully submitted,

Jennifer Rabuck
Municipal Administrator/Secretary/Treasurer