

**CONOY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MARCH 3, 2026**

A meeting of the Conoy Township Planning Commission was held on Tuesday, March 3, 2026, 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, John Caley, 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. Reorganization
Mr. Geesey asked for a motion for Chairman and Vice Chairman. Mr. Mohr, Jr. made a motion to nominate Chris Geesey as chair and John Huggins as Vice Chairman. Motion seconded by Mr. Charles. Motion approved 7-0.
- IV. Mr. Geesey asked for a motion to approve the December 2, 2025, Planning Commission meeting minutes. Motion by Mr. Huggins, seconded by Mr. Strickland to approve the December 2, 2025, meeting minutes. Motion approved 7-0.
- V. Zoning Officer's report for November, December, January, and February was presented. Members asked for clarification as to why the portable chicken coop required a permit. Ms. Rabuck noted she would discuss it with the Zoning Officer and let the Board know. The Board stated Mr. Rabuck should keep a list of questionable items for the next time the Zoning Ordinance is updated.

Mr. Geesey asked Ms. Kendra Mohr what the ZHB decision was on the last case. Ms. Mohr stated the request was approved with conditions.
- VI. Old Business – None
- VII. New Business
 - A. Zoning Hearing Board Case No. ZHB-01-2026: Colin Hottenstein, 2319 River Road, Bainbridge, PA – Parcel No. 130-32602-0-0000, requesting a variance of Section 201.5(c) to exceed the maximum acreage for a single-family dwelling to be built in the Agricultural District. It was noted the submission is complete and the ZHB will be hearing the case in March.

Mr. Hottenstein, along with the other deed owners, were present representing this request. Mr. Hottenstein stated they are seeking the variance to build a single-family home between 1-2 acres on the 12-acre lot. The home will be approximately 1600 sf. Mr. Mohr, Jr. gave an overview of the land and subdivision of surrounding land, once owned by PPL, which provided information about why the farmland in the Agricultural District is only 12 acres. Solicitor Crème asked if the remaining land would continue to be used as farmland. Mr. Hottenstein stated it would be approximately 1.5 acres lawn, and the remaining would be farmed. It was noted that the land has four deed owners. Solicitor Crème gave an overview of the circumstances regarding the discrete lot and the various approaches taking into consideration the circumstances. Mr. Hottenstein stated the driveway would be positioned to enter from Prescott Road.

Mr. Geesey stated the intent of the ordinance was to maintain and preserve as much farmland as possible and the owner's intent is to build a house and continue to farm the remaining land. He recommends approval of the request. Member Huggins asked if the property could be subdivided in the future. Solicitor Crème said the approval of this request does not make that any more possible or difficult if in the future someone wanted to subdivide the dwelling.

Motion by Mr. Mohr, Jr., seconded by Mr. Strickland to recommend approval per Section 201.5(c) to the Zoning Hearing Board. Motion approved 7-0.

Solicitor Crème stated this request will also require conditional use approval after the Zoning Hearing Board hears the case.
 - B. De Vitry Drive 2010 rezoning discussions – Mr. Geesey stated the landowner Marc Donahue contacted him regarding the rezoning of his property on De Vitry Drive. It was noted the property along with many others were rezoned as part of the Comprehensive Plan completed in 2009. After that, the Zoning Ordinance and Map were completed. Solicitor Crème stated that was the last large undertaking and comprehensive planning which realigned conservation, rural, and agricultural land with residential land in reach public water and sewer. Land around well heads being preserved and highlands being put into conservation. The notice requirement for that type of comprehensive planning is different and not specific to all individual parcels.

VIII. Public Comment / Other

- A. Mr. Mohr, Jr. suggested that the township could make better use of the Planning Commission, especially for major initiatives like sewer or park projects. He noted that the Commission could help gather information and assist with planning efforts. Solicitor Crème added that the Planning Commission is allowed to hold joint meetings with the Board of Supervisors, and if the Supervisors agree, the Commission could take on a supportive role in these larger projects. Mr. Geesey asked whether Ms. Rabuck had already raised this idea with the Supervisors. She confirmed that it is scheduled to be discussed at the Board's March meeting.

Mr. Mohr, Jr. stated that one example of a project where the Planning Commission could provide assistance is the township's ongoing evaluation of options for the sewer system, including the possibility of the township no longer owning the system. Ms. Rabuck reported that the township is currently working through the Capital Improvement Plan for the sewer system. She noted that any major upgrades to the sewer plants would trigger the requirements of the Act 537 Sewage Facilities Plan. Solicitor Crème informed the Commission that the township is in discussions with the Elizabethtown Regional Sewer Authority (ERSA) regarding potential options. He noted that the existing sewer plants are experiencing operational and capacity issues. The plant sites were originally designed to allow for the construction of a similarly designed facility adjacent to the current plants. Solicitor Crème further explained that, at the direction of the Board of Supervisors, the Sewer Engineer provided recommendations and presented cost estimates for all future options. Following this review, the Board determined it was appropriate to engage ERSA to understand their long-term plans before making any decisions. He emphasized that any consideration of regionalization or other major structural changes would be a long-term discussion. He clarified that these conversations are focused on addressing existing environmental issues, not on promoting growth or expansion within Conoy Township.

- IX. Adjournment – Motion by Mr. Huggins, seconded by Mr. Kenney to adjourn the meeting at 7:00 p.m. Motion approved 7-0.

Respectfully submitted,

Jennifer Rabuck
Municipal Administrator/Secretary/Treasurer