

**CONOY TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, APRIL 7, 2026**

A meeting of the Conoy Township Planning Commission was held on Tuesday, April 7, 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., Daniel Kenny, and alternate member Stephen Mohr, Sr. Also in attendance were Solicitor Victoria Storz 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 – Mr. John Caley and Mr. Steve Strickland were absent.
- III. Mr. Geesey asked for a motion to approve the March 3, 2026, Planning Commission meeting minutes. Member Mohr Jr. referenced two spelling corrections. Motion by Mr. Huggins, seconded by Mr. Mohr Jr. to approve the March 3, 2026, meeting minutes as corrected. Motion approved 6-0.
- IV. Zoning Officer's report for March was presented.
- V. Old Business – Mr. Geesey stated the Hottenstein Zoning Hearing Board case was approved last month with conditions.
  - A. Chicken Coops – the Board asked for clarification at their March meeting as to why chicken coops needed a permit. It was noted that Section 321.2.H.2.h of the zoning ordinance states a permit must be obtained to construct a fully enclosed chicken coop and chicken run. Chicken coops have received permits in the past per the zoning officer log. Mr. Mohr Jr. asked if it is not a permanent static structure but instead mobile is that the same requirement. It was noted that that mobile vs permanent is not defined when looking at chicken tractors. Ms. Kendra Mohr stated there is a whole section in the zoning ordinance now with very specific requirements and believes that is why it pertains to mobile ones because if not required then people could put them on the property lines. Mr. Geesey stated they are ok with the way the ordinance is written now as it does not differentiate and the rules apply in general to any type of chicken coop.
- VI. New Business
  - A. Lot Add-On Plan – 2548 River Road, Dale Ressler: Mr. Ressler gave an overview of his plan. This plan proposes moving the property line between his home and 144 Falmouth Road as the driveway for 144 Falmouth Road currently infringes upon his lot at 2548 River Road. The plan also proposes moving the property line between his home and 176 Falmouth Road back to the original location underneath the power lines. Lastly, the plan proposes moving the property line between 176 Falmouth Road and 180 Falmouth Road as the HVAC system and parking lot of 180 Falmouth Road infringe upon the property at 176 Falmouth Road.

Mr. Mohr Sr. stated everything that is presented is going to improve the current issues. Ms. Rabuck stated DM/A is currently reviewing the Lot Add-on Plan. This submission does include waiver requests including Preliminary & Final Plan review by the Planning Commission per the townships expedited plan review process. Mr. Geesey stated he believes it would be good to recommend approval.

Motion by Mr. Huggins, seconded by Mr. Kenny, to recommend approval to the Board of Supervisors. Motion approved 4-0-2 with Mr. Mohr Sr. abstaining as he will vote with the Board of Supervisors and Mr. Charles abstaining due to a conflict of interest.
  - B. Zoning Hearing Board Case No. ZHB-02-2026: Justin Amspacher, 514 N 2<sup>nd</sup> Street, Bainbridge PA – Parcel No. 130-92774-0-0000, located in the Suburban Residential District (R-1), requesting variances and/or special exceptions necessary to convert an existing building previously occupied as Berry Patch Landscaping to a new business, Flatland Diesel LLC, which performs mobile maintenance and repair service and will store vehicles and equipment on the property and will perform some repairs on the property.

Mr. Amspacher gave an overview of his business Flatland Diesel LLC which is his small business focusing on mobile maintenance, inspections, and repairs. He would like to pour a concrete floor within the existing barn, adding insulation and soundproofing. Most of his work is performed over the road away from the property but there are times when he may have a diesel car, small truck, skid loader, etc. to work on at the property. He plans to install an oil separator, does not plan to connect to the sewer system and would like to add electricity.

Mr. Geesey asked if the work would be completed inside the building and Mr. Amspacher stated that was correct. Mr. Mohr Jr. asked what type of equipment he would be housing. Mr. Amspacher stated it would be small equipment, small landscape equipment, small diesel cars and pick up trucks, skid loaders. Mr. Geesey asked if there would be parking for that type of equipment outside the area. Mr. Amspacher stated he plans to put new stone down in the second driveway area and around the back in the prior zoning hearing board approval there states there are presently ten off-street parking spaces existing on the property but the exact location of those in accordance with the prior zoning hearing board decision is unknown.

Solicitor Storz gave an overview of the zoning hearing board solicitors response to the application. She stated that the current zoning hearing board approval was for a home occupation. This application is for a use variance. The legal advertisement was written to encompass any changes needed during the zoning hearing board hearing. During this process he may need both a special exception and a variance. Additional discussion was held regarding the definition and criteria of what a home occupation is.

Mr. Mohr Sr. suggested Mr. Amspacher be prepared with representation for the hearing for technical reasons. Solicitor Storz stated the applicant can ask for a continuance so not to have to readvertise the hearing as Solicitor Cleary wrote the advertisement broadly to encompass the request. She suggested the applicant write a letter or email to the township seeking a continuance as the applicant is seeking representation.

Mr. Huggins stated they are not comfortable making a recommendation at this time as there is not enough detailed information to make an informed recommendation. Mr. Mohr Jr. suggested Mr. Amspacher reach out to his neighbors before the hearing to address any concerns they may have pertaining to the request.

VII. Public Comment / Other

A. Other tasks for Planning Commission will be discussed at a future meeting when Solicitor Crème is available.

VIII. Adjournment – Motion by Mr. Huggins, seconded by Mr. Charles to adjourn the meeting at 6:55 p.m. Motion approved 6-0.

Respectfully submitted,

Jennifer Rabuck  
Municipal Administrator/Secretary/Treasurer