

**CONOY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MAY 5, 2026**

A meeting of the Conoy Township Planning Commission was held on Tuesday, May 5, 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, Steve Strickland, and John Caley. 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 – Alternate member Steve Mohr Sr was absent.
- III. Mr. Geesey asked for a motion to approve the April 7, 2026, Planning Commission meeting minutes. Motion by Mr. Huggins, seconded by Mr. Charles. to approve the April 7, 2026, meeting minutes. Member Strickland and Caley abstained as they were absent. Motion approved 5-0.
- IV. Zoning Officer's report for April will be presented at the next meeting.
- V. Old Business
 - A. Zoning Hearing Board Case No. ZHB-02-2026: Justin Amspacher, 514 N 2nd 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 noted he obtained counsel who was able to put together a more detailed zoning hearing board application. Mr. Amspacher is seeking a special exception for a home occupation. Solicitor Storz went through the Special Exception and Variances requested with the application. Mr. Mohr Jr asked if set hours were determined. Mr. Amspacher said not at this time. It was noted that set hours may be determined during the zoning hearing process. Mr. Caley stated he read about having an oil separator. Mr. Amspacher stated that would be in the drains in the concrete if he decided to install one. It was noted there is no plumbing in the building and any building codes would be complied with if he was granted zoning hearing board approval for the use.

Motion by Mr. Huggins, seconded by Mr. Kenny to recommend approval of the zoning hearing board application with conditions spelled out in the application and with any conditions the zoning hearing board may find appropriate. Motion approved 7-0.

- VI. None
- VII. Public Comment / Other
 - A. Other tasks for Planning Commission – Solicitor Storz discussed the planning commissions duties and responsibilities. Mr. Mohr Jr stated they have helped with the SALDO and Comp Plan in the past and deal with changes as they see them. He was thinking of helping with public infrastructure, sewer plant upgrades feasibility, and park connection. Secretary Rabuck stated the Roadmaster would like to see the road ordinance updated and she would also like to see the township ordinances be codified as that has not been done since 1985.

Mr. Geesey stated neighboring municipalities are imposing impact fees for certain projects due to the increased traffic during large construction projects. These large projects have direct impacts on local back roads and deteriorates them faster with the construction traffic. He just wanted to bring this up as something to think about for the future.

- VIII. Adjournment – Motion by Mr. Huggins, seconded by Mr. Mohr Jr to adjourn the meeting at 6:50 p.m. Motion approved 7-0.

Respectfully submitted,

Jennifer Rabuck
Municipal Administrator/Secretary/Treasurer