

**CONOY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 2, 2026**

A meeting of the Conoy Township Planning Commission was held on Tuesday, June 2, 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, Jennifer Rabuck, Municipal Administrator/Secretary/Treasurer and Jared Ziegler, Zoning Officer.

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 May 5, 2026, Planning Commission meeting minutes. Motion by Mr. Huggins, seconded by Mr. Charles. to approve the May 5, 2026, meeting minutes. Motion approved 7-0.
- IV. Zoning Officer's report for April was presented.
- V. Old Business

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), was denied by the ZHB as they couldn't prove hardship.

VI. New Business

- A. Conditional Use Application No. 2026-2CU: Marc Grove, 550 Stackstown Road, Marietta, PA – Parcel No. 130-86059-0-0000, located in the AG District – Marc Grove presented his application to build a single family dwelling, pole barn and pool on the property. He noted he met on sight with Ag Preserve Board to determine the best possible location so farmland is preserved. His septic locations have already been perced and probed. Neighboring property owner, Tom Grove, expressed concern about water runoff in an email. The Planning Commission noted that Mr. Grove's concern would be addressed during the storm water process. The Planning Commission discussed with the applicant well locations and distances between well and septic systems. It was stated that this was the last lot that can be taken from the farm. Planning Commission member Steve Mohr, Jr expressed concerns with the driveway location in relation to sight distance from Stackstown Road.

Motion by Mr. Huggins, seconded by Mr. Kenny to recommend approval of the Conditional Use Application No. 2026-2CU for Marc Grove at 550 Stackstown Road. Motion approved 7-0.

- B. Conditional Use Application No. 2026-5CU: Colin Hottenstein, 2319 River Road, Bainbridge, PA – Parcel No. 130-32602-0-0000, located in the AG district – Colin Hottenstein presented his application to build a single family dwelling on the property. He stated that they are trying to preserve as much farmland as possible by building in the west corner, keeping the mature forest behind the home. The Planning Commission previously viewed the plan prior to ZHB approval, and there have been no changes to the plan presented.

Motion by Mr. Huggins, seconded by Mr. Strickland to recommend approval of the Conditional Use Application No. 2026-5CU for Colin Hottenstein at 2319 River Road. Motion approved 7-0.

VII. Public Comment / Other

- A. Other tasks for Planning Commission – Member Geesey was asked by Chairman Mariani to look into ordinances regarding Data Center zoning and the curb and sidewalk ordinance. Zoning officer Ziegler will have information for the July meeting.

- VIII. Adjournment – Motion by Mr. Huggins, seconded by Mr. Mohr Jr to adjourn the meeting at 7:10 p.m. Motion approved 7-0.

Respectfully submitted,

Jared Ziegler
Zoning Officer