

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

A meeting of the Conoy Township Planning Commission was held on Tuesday, July 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, Steve Strickland, and Alternate Member Stephen Mohr, Sr. Also in attendance were Solicitor Victoria Storz, and Zoning Officer Jared Ziegler.

ORDER OF BUSINESS:

- I. The meeting was called to order by Mr. Geesey at 6:00 p.m.
- II. Mr. Geesey conducted roll call – Member John Caley was absent..
- III. Mr. Geesey asked for a motion to approve the June 2, 2026, Planning Commission meeting minutes. Motion by Mr. Huggins, seconded by Mr. Charles. to approve the June 2, 2026, meeting minutes. Motion approved 7-0.
- IV. Zoning Officer's report for May was presented.
- V. Old Business – None.
- VI. New Business
 - A. Special Exception and Variance Request Application No 2026-2CU: 1346 Bair Road – Parcel Number 130-30834-0-0000, located in the AG district – Alexa Martin presented the application on behalf of Thomas Spadaro for a home occupation and to allow for non-resident employees or business office. Mr. Spadaro proposes utilizing the current structures on the property to be used for storage for his construction business. There will be no outside storage, as all storage will be in the existing buildings. Employees would pick up supplies in the morning from the residence and then drive work vehicles to the job site. There would be minimal deliveries to the dwelling, as job materials are delivered to the job site. The commission discussed whether the application fits the definition of a home occupation, as employees would potentially be performing work in the existing outbuildings during rain days.

Motion by Mr. Kenny, seconded by Mr. Charles, to recommend approval of the Special Exception and Variance Request. Motion approved 3-2, with 2 members abstaining.
 - B. Zoning Officer Ziegler presented his findings of the current road ordinance and zoning ordinance regarding the maintenance of curbs and sidewalks. His research confirmed that responsibility for maintaining curbs and sidewalks falls on the resident. Conoy Township has the authority to enforce the ordinance. Mr. Geesey will relay this information to the Board of Supervisors. Mr. Geesey made a motion to table Zoning Officer Ziegler's findings regarding the current zoning ordinance section(s) for Data Centers. The commission did discuss the possibility of a moratorium on Data Centers.

Motion by Mr. Mohr, Jr., seconded by Mr. Geesey to recommend the Board of Supervisors to consider legal counsel regarding a moratorium for data centers. Motion approved 7-0.
- VII. Public Comment / Other
 - A. None.
- VIII. Adjournment – Motion by Mr. Mohr, Jr., seconded by Mr. Huggins to adjourn the meeting at 7:50 p.m. Motion approved 7-0.

Respectfully submitted,

Jared Ziegler
Zoning Officer