CONOY TOWNSHIP PLANNING COMMISSION MEETING MINUTES
Tuesday, October 6, 2026 – 6:00 pm

PC Members Present: Chris Geesey, Steve Mohr, Jr., John Charles, John Caley, Daniel Kenny
PC Members Absent: John Huggins, Steve Strickland, Steve Mohr (alternate)
Township Officials Present: Matthew Creme (Solicitor), Scott Hain (DM/A, Zoning Officer), Nick Ebersole (DM/A)
Others in Attendance: Kendra Mohr (ZHB), Carrie Chapman (BOS), Fertell representatives

1. Call to order

   Planning Commission (PC) meeting was called to order by Chairman Geesey at 6:00 PM in the Conoy Township Municipal Office located at 211 Falmouth Road, Bainbridge, PA 17502.

2. Roll Call

   Chairman Geesey led a roll call and the following PC members were present: Chris Geesey, Steve Mohr, Jr., John Charles, John Caley, and Daniel Kenny.

3. Minutes – September 1, 2026

   A motion was made by Mr. Mohr Jr. to approve the September 1, 2026 PC meeting minutes, a second was provided by Mr. Charles, motion passed 5-0. A discussion was had related to potential 2027 PC meeting dates and also about possibly moving 2027 PC meeting times from 6:00PM to 7:00PM. No objections to any meeting dates were provided and the time change was agreed to by the PC members. The time change request will be communicated to Township Staff by Mr. Geesey.

4. Zoning Officer's report

   A brief introduction was made by Scott Hain and Nick Ebersole of DM/A. The PC members offered a brief history of the membership, prior projects, and processes. The September Zoning Officer's report was reviewed by the PC with no further comments or revisions.

5. Public Comment

   The agenda was reorganized to allow for public comment, to respect those in attendance. Teresa, representing Fertrell Company, provided an update on an ongoing issue related to obtaining a use and occupancy permit for their recently constructed building addition. This issue is related to a building code requirement and the Fertrell Company has been struggling to find a qualified individual to perform required testing. Mr. Geesey provided some background information and it was confirmed that the Township is reviewing projects under the 2021 IBC. Solicitor Creme provided information related to the processing of an appeal through the UCC Appeals Board. The Fertrell Company representative stated that an updated test

was performed recently and that the hope was that this test will satisfy the code requirement. The PC thanked the representatives for their time and asked that they submit the report to the Building Code Official upon receipt. Mel Nissley of 262 Black Swamp Road provided information related to his Stormwater Management Plan for a proposed structure and driveway expansion. Mr. Geesey provided some background information related to the Zoning Hearing Board approvals and related reviews. Mr. Nissley asked that his project be examined and that the project be on the November PC meeting agenda.

6. Old Business

   a. Zoning Officer Ziegler's draft data center ordinance discussion
      Solicitor Creme provided background information related to the existing draft ordinance. It was decided that a revised ordinance be drafted prior to the November PC meeting and that the draft be reviewed and comments provided. Steve Mohr Jr. noted that there should be an evaluation of the Industrial Zone requirements as part of this draft text amendment.

   b. Prior/current project updates
      An update related to the 550 Stackstown Road Subdivision Plan was provided. The intent is to have this plan on the November PC meeting agenda, however an appropriately revised plan submission will need to be made prior to the meeting.

7. New Business

   There was no new business discussed.

8. Adjournment

   The next PC meeting will be Wednesday November 4, 2026 at 6:00PM. A motion to adjourn the meeting was made by John Charles, a second was provided by Steve Mohr Jr, motion passed 5-0. Meeting was adjourned at 7:38PM.