

**RICHLAND TOWNSHIP
PLANNING COMMISSION MINUTES
APRIL 13, 2021**

The monthly meeting of the Richland Township Planning Commission was held on April 13, 2021 at 7:30 p.m. in the Richland Township Meeting Room, 322 Schoolhouse Road, Johnstown, PA 15904.

In Attendance:

Dan Berkebile, Chairman
Julian Beglin
Scott Daughenbaugh
Tom Patula
Matt Langerholc
Dave Mordan
Martin Ricci
Bill Lonsinger
Gary Costlow, Solicitor
Tiffany Shomo, Secretary

Call To Order/Pledge of Allegiance

Mr. Berkebile called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

Previous Minutes

Mr. Daughenbaugh made a motion to approve the minutes of March 2021, seconded by Mr. Ricci. All in favor.

Agenda

Mr. Beglin motioned to approve this evening's agenda. Seconded by Mr. Patula. All in favor.

Skyview Estates Lot 38 - 112/114 Bella Ln - Subdivision

The proposed subdivision calls for the subdivision of an existing 17,757 sq ft parcel into two lots (Lot 38A & 38B) along Bella Ln for the purpose of dividing a duplex for individual ownership. The subject lot is zoned R-2.

Randy Cortese was present to represent the plan.

It was motioned by Mr. Ricci to recommend approval of the plan. Seconded by Mr. Mordan. All in favor.

Skyview Estates Lot 5 - 117/119 Bella Ln - Subdivision

The proposed subdivision calls for the subdivision of an existing 17,273 sq ft parcel into two lots (Lot 5A & 5B) along Bella Ln for the purpose of dividing a duplex for individual ownership. The subject lot is zoned R-2.

Randy Cortese was present to represent the plan.

It was motioned by Mr. Beglin to recommend approval of the plan. Seconded by Mr. Lonsinger. All in favor.

Layman – Colonial Ridge Road - Land Merger

The proposed land merger calls for the merger of two adjacent lots of the same ownership, resulting in one 0.966 acre lot (Lot 19A). The lots are located along Colonial Ridge Rd and are zoned R-2.

David Layman was present to represent the plan.

It was motioned by Mr. Daughenbaugh to recommend approval of the plan. Seconded by Mr. Ricci. All in favor. Mr. Beglin abstained.

Berwind – Terlyn Drive – Subdivision/Land Merger

The proposed plan calls for the subdivision of 1.33 acres from Berwind to then be merged with an adjacent lot (Lot 2), resulting in a 1.95 total acre lot to be owned by Brumbaugh. The lots are located along Terlyn Drive. The lots are zoned R-1.

Randy Cortese was present to represent the plan.

It was motioned by Mr. Mordan to recommend approval of the plan. Seconded by Mr. Ricci. All in favor.

Tresnicky – Erickson Drive – Subdivision/Land Merger

The proposed plan calls for the subdivision of a 25.31 acre lot into a 12.22 acre lot (to be purchased by Ostrich) and a 13.09 acre residual lot (to remain owned by Tresnicky). The 13.09 acre lot will then be merged with their existing 3.21 acre lot, which contains their home (Wyndemere Dr). The lots are zoned R-3.

Justin Ostrich was present to represent the plan.

It was motioned by Mr. Langerholc to recommend approval of the plan. Seconded by Mr. Beglin. All in favor.

Ridgetop Interiors – 1333 Eisenhower Blvd - Site Plan

The proposed land development plan calls for the construction of a new 840 sq ft building to be used for vehicle storage. There will be installation of approximately 148.5 SF of infiltration trench to manage the increase in stormwater runoff. The site is zoned C-2 (Commercial) and is located along Eisenhower Blvd.

Josh Sherman (HF Lenz) and Tom Fetterman were present to represent the plans. Mr. Sherman stated the project would fall under “Small Project” in Appendix F of the stormwater management ordinance.

It was motioned by Mr. Ricci to approve the plan. Seconded by Mr. Lonsinger. All in favor. Mr. Beglin abstained.

Berwind – Parkwood Estates – Subdivision/Land Merger

The proposed plan calls for the subdivision of 0.18 acres (Lot A), leaving a 5.82 acre residual (Parcel A), owned by Berwind Corporation. Parcel A will be merged with an adjacent lot of the same owners. Lot A will be merged with an adjacent lot owned by St. Peter and Paul Russian Greek Catholic Church. The lots are zoned R-3 and are located along Hoffman Farm Road.

It was motioned by Mr. Patula to recommend approval of the plan. Seconded by Mr. Lonsinger. All in favor.

There being no further business, Mr. Patula motioned to adjourn the meeting at 7:40 pm. Seconded by Mr. Beglin. All in favor.

Respectfully submitted,

T. Shomo

Tiffany Shomo