

The Richland Township Zoning Hearing Board met in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown, PA 15904, on June 15, 2022, at 7:20 pm as per the request of JCCAA who is requesting a use as authorized by Section 240-74B(28) of the Richland Township Zoning Ordinance and/or a special exception to construct a car wash facility in the L1 Light Industrial Zoning District. JCCAA is also requesting a variance from the requirement of a 50 foot front yard setback to construct a proposed carwash. This hearing was conducted in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown, PA 15904.

Present:

Pat Wess, Vice-chairman

Mark Rychak

PJ McGowan

David Strushensky

Eric Hochfeld, Solicitor

Tiffany Shomo, Secretary

Not Present:

Bill Patrick, Chairman

Rodney Kniss

Mr. Hochfeld began the hearing by listing exhibits. Board Exhibit #1 was the appeal application with attachments. Board Exhibit #2 was the Richland Township Zoning Ordinance, by reference, and Board Exhibit #3 was the posting of the municipal building, the property involved, advertising in the Tribune-Democrat and notification of this hearing to adjoining property owners.

Court Stenographer Lori Behe swore in Cory Cree, Airport Manager and Greg Schrock of TranSystems.

Attorney Tim Leventry, solicitor for the airport, explained the airport would like to receive authorization for the applicant to build a carwash in the L1 zoning. Chapter 240-74(B)(28) doesn't state a carwash specifically, but lists similar uses. The carwash would be used by Hertz, a tenant of the airport, to wash cars on a regular basis. Hertz is already located within the airport. With the changes in jet services at the airport, the increase in ridership will increase, thus resulting in higher car rentals. They believe it is a compatible use in the L1 zoning. For the setback variance, they would like to reduce the setback to 35'. Attorney Leventry noted that the neighboring business, HRI, is 15' from Airport Rd.

Greg Schrock explained that positioning the building back further from Airport Rd was a task because there was a sanitary sewer easement, electric lines and a storm sewer on the side and rear of the property. They have it positioned as close as possible to the easements. With the unique and physical terrain of the site, there will be small trees to buffer the property and an existing wall.

The business will have about 2 employees and be used 5-6 times per day. It would be exclusively Hertz employees, only. There will be no traffic increase on Airport Rd. The building will have lights.

For stormwater, the water will sheet flow to the corner of the lot with curbing around the parking lot.

Using the property for a carwash would not take away from the characteristics harmonious to the area.

The carwash will be a prefabricated metal building, delivered to the site, with a hose bin and utility sink. It would have a 15' door and a maximum building height of 20'. There will be no oil changes or car maintenance. It will strictly be used for cleaning the inside and outside of vehicles.

There will be no car storage.

The hours of operation will be during day light hours. Monday through Friday it will be operated from 8 AM – 5 PM, Saturdays from 10 AM – 2 PM and Sundays from 12 PM – 3 PM.

The airport will own the carwash and lease to Hertz. Attorney Leventry added the airport would always own the carwash and would never sell it.

Mr. McGowan motioned to grant the Johnstown Cambria County Airport Authority a variance under 240-74B(28) to construct a building to be used by Hertz (renter) to clean vehicles in accordance with their business and 240-107(U) must be followed for parking. He also motioned to grant the 15' front yard setback from Airport Rd. Seconded by Mr. Rychak. All in favor.

At 7:49 pm, Mr. McGowan motioned to adjourn the meeting. Seconded by Mr. Rychak. All in favor.

Respectfully submitted,

*T. Shomo*

Tiffany Shomo, Secretary