

**RICHLAND TOWNSHIP PLANNING COMMISSION
SEPTEMBER 13, 2022 MINUTES**

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The Richland Township Planning Commission held their monthly meeting on Tuesday, September 13, 2022, at 7:30 p.m. in the Richland Township Meeting Room, 322 Schoolhouse Road, Johnstown, PA 15904.

PRESENT

Dan Berkebile, Chairman
Julian Beglin, Vice-Chairman
Forrest Fordham, Solicitor
Bill Lonsinger
Matt Langerholc
Alyssa Rouser
Dave Mordan
Scott Daughenbaugh

Kimberly Stayrook, Adm. Asst.

ABSENT

Ray McCombie
Martin Ricci

CALL TO ORDER/PLEDGE OF ALLEGIANCE

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

MINUTES – August 9, 2022

- Mr. Daughenbaugh made a motion to approve the minutes of August 9, 2022, as distributed, seconded by Mr. Langerholc. All in favor.

APPROVAL OF AGENDA

Mr. Langerholc motioned to approve tonight's agenda, seconded by Mr. Beglin. All in favor

NEW BUSINESS

Coultan Lucas and Alexa Ickes- The Old Walsall Road Three Parcels Adjoining Land Merger

Mr. Berkebile stated that the proposed plan calls for the merger of three lots owned by Coultan Lucas and Alexa Ickes. Specifically, they propose to merge parcel #1 consisting of 0.44 acre, parcel #2 consisting of 0.19 acre and parcel #3 consisting of 0.58 acre and creating one merged parcel consisting of 1.21 acre. The lots are zoned R3 and are located along Old Walsall Road.

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Mr. and Mrs. Harnett were present to represent the plan for the property owners. They intend to build a swimming pool.

It was moved by Mr. Beglin to recommend approval of the plan to the Board of Supervisors, seconded by Mr. Lonsinger. All in favor.

Singer Estate Minor Two Lot Subdivision – Harteis Road

The proposed plan calls for division of one 22.339-acre lot into two separate parcels. Lot 1 will consist of 12.145 acres and Lot 2 will consist of 11.194 acres. The lots are zoned R2 and located along Harteis Road. Mr. Berkebile noted that there is an inconsistency of one number on the plan that H.F. Lenz can change very easily.

- It was moved by Mr. Lonsinger to recommend approval to the Board of Supervisors, when H.F. Lenz corrects the number on the plan, seconded by Mr. Mordan. All in favor with the exception Mr. Beglin, who abstained. Motion carried.

-Recommend approval providing that the engineer places the correct acreage on the plot plan

Sheetz Site Plan - Galleria Drive

Biran Soika with Sheez and Greg Geishler with Stiffler McGraw, from Altoona were present to represent the Sheetz Site plan.

The proposed plan calls for the demolition of the existing Sheetz completely and rebuilding a new 4,966 square foot Sheetz with ten fueling pumps. The site is located at the corner of Oakridge Drive and Galleria Drive.

The existing Sheetz has been there 26 years. It opened on July 1st, 1996. Times have changed and they want to update to their new brand image.

Mr. Sokia sated that the new structure will be almost in the exact place as the old store. The back wall lines up with existing store. No goofy corners. They propose a new canopy, pretty much in the same location, 5 pump islands, 10 fueling. The plan proposes to add a drive through with this store, drive in north and order come around exit to the south on the Oakridge Drive side of the building. He indicated that the perimeter curb line will be in the same location. The customers are familiar with the existing store, so they are keeping everything as familiar as possible. There will be new tanks installed, as well as all new pavements. Same entrances, same use. The plan proposes that the dumpster be moved to the corner by Oakridge Drive. Rain gardens are being added for stormwater. Drain same way it does now. Mr. Soika stated that it is interesting this new canopy is not red awning, used to, it is being switched to truss style canopy with red ban going across the top. Newest of the new that they do.

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Mr. Berkebile asked if they are losing any parking spaces.

Mr. Soika stated that yes, losing some because of the drive thru.

Mr. Beglin asked how long it will take to rebuild the store. Mr. Soika responded approximately 22 weeks. Half a year basically.

Mr Soika stated that they hope to have everything in order and once the works begins, in one week it will be down and digging footers the following week. Looking at March 2023 for completion.

Mr. Beglin asked if they would have over an acre disturbance and the response was yes.

Mr. Berkebile asked if they did receive a letter from TransSystems and Cameron Mock (township's engineer). Mr. Soika stated that they had received it. Mr. Berkebile indicated that a lot of things that need to be taken care of regarding stormwater.

Greg commented on this portion of the project. The only comment that caused concern was overlay of proposed blacktop on top of existing. Site drains now when site originally built, all drainage taken to back of store, large basin that is Galleria mall complex. Same layout. Hit rain garden, adding underground system for rate control.

Mr. Mock had comments on the water draining out to Galleria Drive. Sheetz had indicated it is not a problem. Mr. Beppler had told them that yes, it is a concern so it will be addressed.

Mr. Berkebile stated that was one of the major concerns, new construction needs to correct something that shouldn't have happened to start with.

Mr. Beglin questioned if this approval would not be holding up the rest of permitting and processing. Less things to say with conditions of approval, not sealed plan. Come back with a lot less, make it easier to approve plan with couple of items.

Mr. Soika stated hat obviously we would like to have approvals and going to keep moving. He appreciates the opportunity to explain and air out anything that would cause concerns.

Mr. Beglin felt the most critical item is being addressed. He appreciates your expanding your business and staying in the township.

Mr. Berkebile stated that the proper thing to do is to have them withdraw their plan, then they won't have to pay additional money. Mr. Berkebile explained if we (the Planning Commission) take something, have 45 days to approve or disapprove. Mr. Fordham agreed that it starts the clock.

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If you withdraw it, call, and put back on the agenda.

Mr. Soika stated that we officially withdraw the plan to make corrections and will represent it.

- Mr. Beglin moved to adjourn the meeting at 7:50 p.m, seconded by Ms. Rouser. Motion carried.

Mr. Berkebile stated that the Board would go immediately into a Workshop Session.

Respectfully submitted,

Kimberly D. Stayrook,
Administrative Assistant