

**RICHLAND TOWNSHIP PLANNING COMMISSION
DECEMBER 2022 MINUTES**

Page 1 of 2

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

Present:

Dan Berkebile, Chairman
Scott Daughenbaugh
Dave Mordan
Matt Langerholc
Martin Ricci Bill Lonsinger
Ray McCombie
Alyssa Rouser

Forrest Fordham, Solicitor
Tiffany Shomo, Secretary

Absent:

Julian Beglin, Vice-Chairman

Call To Order

Pledge of Allegiance

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

Approval of Minutes from November 2022 Meeting

Mr. Mordan made a motion to approve the minutes of November 2022. Seconded by Mr. Ricci. All in favor.

Approval of December 2022 Agenda

Mr. Ricci motioned to approve this evening's agenda. Seconded by Mr. McCombie. All in favor.

New Business

Flair of Country – Airport Rd – Site Plan

The proposed plan is for the construction of a 13,500 square foot catering facility and installation of parking lot and stormwater controls. The site is located along Airport Road and in the L1 Zoning.

Corey Crocco and Andy Gindlesperger were present to represent the plan.

Mr. Gindlesperger stated they started the project in 2020 but when COVID hit they lost their loan and had to start again.

At the beginning, there were issues with the number of parking spaces. They were granted a variance and also have a reciprocal parking agreement with the Airport now. They also received a use variance to construct at this location.

The site plan includes 107 spaces parking with a loading loop. There are two larger storm water ponds located on the back of the property, placed in a way to not be in photographs. There is a small bioretention pond in the front.

The NPDES permit was approved two weeks prior to this evening's meeting.

**RICHLAND TOWNSHIP PLANNING COMMISSION
DECEMBER 2022 MINUTES**

Page 2 of 2

Mr. Mock had a couple stormwater comments but the plans have been revised and the submittal this evening shows the revisions.

They are waiting on the HOP from PennDot. That is the only thing outstanding from Mr. Mock's review. They are waiting for final comments from DEP.

Mr. Gindlesperger would like to clear trees and start the building permit review. It was explained that the trees could be cleared with proper Township permits, but the building permit submittal must wait until all PennDot approvals are obtained.

The structure will be 13,600 square feet with a 4,000 square foot patio. They purchased 37 acres from Berwind. The building is proposed to look over the farm field and will have a rustic look.

The water main is located on the front of the property. The sewer is 950' behind. They will be adding a main line. This has been approved through Forest Hills Municipal Authority and DEP. Their Developers Agreement is with Bob George. The water would be through a Highland Sewer and Water Authority meter pit.

There is an easement across Airport property. Once they were submitting the HOP, they discovered there was less frontage than they thought originally. The second easement would be a landscaping easement and deeded right of way for driveway entrance. Attorney Leventry was recording the easement the week prior.

Mr. Gindlesperger noted that the site plan shows full pavement and concrete curbing around the parking lot.

Mr. McCombie made a motion to approve the site plan for Flair of Country on Airport Rd, contingent upon the PennDot HOP, Highland Sewer and Water Authority approval, and signed easements. Seconded by Ms. Rouser. All in favor.

Old Business

None

Adjournment

At 7:45 pm, Mr. McCombie motioned to adjourn the meeting. Seconded by Ms. Rouser. All in favor.

Respectfully submitted,

T. Shomo

Tiffany Shomo, Secretary