

**RICHLAND TOWNSHIP PLANNING COMMISSION**  
**APRIL 2023 MINUTES**

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The monthly meeting of the Richland Township Planning Commission was held on April 11, 2023 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  
Dave Mordan  
Bill Lonsinger  
Martin Ricci  
Scott Daughenbaugh  
Matt Langerholc

**Absent:**

Ray McCombie  
Alyssa Rouser

Forrest Fordham, 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.

**Approval of Minutes from March 2023 Meeting**

Mr. Beglin made a motion to approve the minutes of March 2023. Seconded by Mr. Mordan. All in favor.

**Approval of April 2023 Agenda**

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

**Old Business**

*Greater Johnstown Career & Technology Ctr – Schoolhouse Rd – Site plan*

The proposed plan is to construct and operate an accessory ground mounted solar energy system on property located at 445 Schoolhouse Rd. There will be no illumination or parking. The panels will be located on the R4 portion of the property.

Mr. Beglin explained that there are comments from the Cambria County Conservation District that the applicant is required to meet. He explained they are working on a right-of-way agreement with Highland Sewer and Water for approval to build over the right-of-way.

Mr. Beglin motioned to approve the plan contingent on Greater Johnstown Career and Technology Center meeting the requirements set by the Cambria County Conservation District letter dated March 31, 2023 and the agreement between Highland Sewer and Water Authority and Vo-Tech. Attorney Fordham will review the agreement. Seconded Mr. Ricci. All in favor.

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**New Business**

*Watkins Glen Properties, LLC – Lot Merger – Solomon Run Rd*

The proposed plan calls for the subdivision of three new lots, leaving a 28.614 acre residual. Two Lots will be merged with adjacent lots and one will be conveyed. The lots are located between Solomon Run Road and SR 219.

Mr. Randy Cortese was present to represent the plan.

Mr. Langerholc motioned to recommend approval of the plan to the Board of Supervisors. Seconded by Mr. Mordan. All in favor.

*Agricultural Security Area (ASA)*

Formal proposal request of the Agricultural Security Area Advisory Committee (ASAAC) to create an Agricultural Security Area (ASA) in Richland Township. The Committee will provide insight to the desirability of such action, including the nature of farming, farm resources within the proposed ASA, and the relation of farming in the area to the municipality, as a whole.

Mr. Gary Paul introduced the farmers present (Tipton, Bloom and Hoffman).

Ms. Mercedes Smith, resident, explained to the planning commission that her husband farmed since 1957 and they experienced how much farmland has been lost through the years. They want to protect current farmers. She had spoken about the ASA with Mark Stockley of the Cambria County Conservation District. The ASA is established to preserve Pennsylvania farming, prevent excess burdens and protect land. The farmers present raise livestock and grains to feed families in society. Ms. Smith explained that farmers are unique, and they want to protect them for the future. She explained that agriculture is very large in Pennsylvania and has great farm heritage. She hopes the Planning Commission sees the importance of protecting farm grounds and approves the proposal. Ms. Smith thanked the commission for their help and consideration.

Mr. Paul explained that Ms. Smith put a lot of time and passion into this. Ms. Smith reiterated that the ASA is protection to help farmers.

Mr. Lonsinger motioned to recommend approval to the Board of Supervisors. Seconded by Mr. Beglin. All in favor.

**Adjournment**

At 7:41 pm, Mr. Daughenbaugh motioned to adjourn the meeting. Seconded by Mr. Mordan. All in favor.

Respectfully submitted,

*T. Shomo*

Tiffany Shomo, Secretary