

**RICHLAND TOWNSHIP PLANNING COMMISSION  
SEPTEMBER 2023 MINUTES**

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The monthly meeting of the Richland Township Planning Commission was held on September 12, 2023 at 7:30 p.m. in the Richland Township Meeting Room, 322 Schoolhouse Road, Johnstown, PA 15904.

**Present:**

Scott Daughenbaugh  
Matt Langerholc  
Bill Lonsinger  
Dave Mordan  
Martin Ricci  
Alyssa Rouser  
Forrest Fordham, Solicitor  
Tiffany Shomo, Secretary

**Absent:**

Dan Berkebile, Chairman  
Julian Beglin, Vice-Chairman

**Call To Order**

**Pledge of Allegiance**

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

**Approval of Minutes from May 2023 Meeting**

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

**Approval of September 2023 Agenda**

Mr. Lonsinger motioned to approve this evening's agenda. Seconded by Ms. Rouser. All in favor.

**Old Business**

*Agricultural Security Area (ASA)*

In accordance with Richland Township Resolution #2023-17 of July 31, 2023, the proposed Agricultural Security Area of Richland Township has been approved.

**New Business**

*Northpointe Development Group LLC – Storage Buildings– Donald Ln – Site Plan*

Northpointe Development Group LLC is proposing the construction of a new approximately 25,000 square foot, 3-story storage building located on Donald Lane in the L1 Zoning District. The project includes site grading, parking lot construction, utility installations, stormwater management and conveyance features, site lighting, and other miscellaneous site improvements.

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Mr. Luke Gindlesperger of HF Lenz requested a continuance for the site plan because the owner wanted to look at a different property but has since decided to move forward with this plan. He will respond to Mr. Mock's comments and aim to be on the October Planning Commission. Mr. Gindlesperger agreed to waive the 45 days approval requirement.

Mr. Ricci motioned to approve the continuance. Seconded by Mr. Daughenbaugh. All in favor.

*Walters Avenue Storage LLC – Storage Buildings – Walters Ave @ Nees Ave – Site Plan*

Walters Avenue Storage LLC is proposing the construction of a new approximately 6600 square foot office building and multiple self-storage units at the corner of Walters and Nees Avenues. The project includes site grading, parking lot construction, utility installations, stormwater management and conveyance features, and other miscellaneous site improvements.

Mr. Luke Gindlesperger and Mr. Ryan Gindlesperger were present to represent the plan.

They are proposing to disturb 8 ½ of the total 9-acre site. There are wetlands on the remaining ½. They are avoiding the wetlands area completely.

The proposed plan includes an 8,940 gross square foot office building to facilitate the storage units and a paved parking lot with fourteen (14) total paved spaces to serve the office space. The remainder of the site will be stabilized compacted gravel. There will be three (3) additional parking spots for the gated area. The entire site will be fenced in.

Mr. Daughenbaugh made a motion to approve the site plan contingent upon the following:

1. Cambria County Planning Commission approval
2. NPDES approval

Seconded by Mr. Mordan. All in favor.

*Klepack - Land Merger/Subdivision – Krings St – Greenwich Rd*

The proposed plan calls for the subdivision of 157,937 sq ft, leaving a 17,071.492 sq ft residual lot, owned by Bruce Klepack. The subdivided lot will be merged with an adjacent lot to correct a fence/pavilion encroachment, resulting in one 10,744.999 sq ft lot owned by Richard & Cheryl Ingavo (located on Greenwich Rd). The plan also calls for the

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merger of the remaining lots owned by Mr. Klepack. The lots are zoned R2 and accessed by Krings St.

Mr. Randy Cortese was present to represent the plan. He explained that the neighbors are not getting along. There is a fence encroachment that has been there since 1990. The Ingavos are now selling their home and the financing can't be obtained without approval of the plan to clear the pavilion and fence issue.

Mr. Ricci motioned to recommend approval of the plan to the Board of Supervisors. Seconded by Ms. Rouser. All in favor.

*INCO Systems Consultants – Land Merger – Allison Dr*

The proposed plan calls for the merger of three adjacent lots, resulting in one 4.686 acre lot. The lots are zoned L1 and are located along Allison Drive.

Mr. Jason Horner was present to represent the plan. He explained the property is the former R&B Property. INCO has purchased and would like to expand their business. It is easiest to merge the three (3) lots to facilitate future development.

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

*INCO Beverage – Site Plan – Allison Dr*

The proposed plan calls for additions and alterations to the INCO Beverage Inc properties, which includes an enclosed walkway to connect two buildings, the installation of a retaining wall and the construction of an outdoor seating area. The site is located along Allison Drive.

Mr. Jason Horner was present to represent the plan. The proposed plan shows an addition to connect the existing INCO building to the former R&B building with a covered walkway. There will be a covered area to move a forklift between the buildings and an outdoor seating area for lunch breaks. The plan also shows the installation of a retaining wall. The proposed plan shows the stormwater reducing impervious coverage and they will be adding lawn area.

Mr. Lonsinger motioned to approve the plan contingent on Board of Supervisor approval of the land merger. Seconded by Ms. Rouser. All in favor.

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**Adjournment**

Mr. Daughenbaugh motioned to adjourn the meeting at 7:45 pm. Seconded by Mr. Mordan. All in favor.

Respectfully submitted,

*T. Shomo*

Tiffany Shomo, Secretary