

**RICHLAND TOWNSHIP PLANNING COMMISSION
OCTOBER 2023 MINUTES**

Page 1 of 2

The monthly meeting of the Richland Township Planning Commission was held on Tuesday, October 10, 2023 at 7:30 p.m. in the Richland Township Meeting Room, 322 Schoolhouse Road, Johnstown, PA 15904.

Present:

Dan Berkebile, Chairman
Scott Daughenbaugh
Matt Langerholc
Bill Lonsinger
Dave Mordan
Martin Ricci
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 September 2023 Meeting

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

Approval of October 2023 Agenda

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

Old Business

None

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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Page 2 of 2

Keith Gindlesperger of HF Lenz and Woody Weissinger of Northpointe Development were present to represent the plan.

Mr. Gindlesperger explained the project is for a storage building on Donald Lane. Toward the top of the site plan is the UPS facility and to the left is the Hampton Inn. The property is 2.7 acres and owned by JARI. They plan to purchase and develop the property for warehousing a 72-thousand square foot, three-story storage facility. There will be a new access road off Donald Lane. There will be a maximum of three employees. There will be twenty-three parking stalls. They are proposing multiple stormwater facilities with underground storage pipes. All building setbacks are in compliance with the Richland Township Zoning Ordinance. The building is proposed to be 52' high. The allowable height is 60'. stormwater management- All site utilities are in Donald Lane. They are working out the service connections. The plan has been submitted and is under review by the Cambria County Conservation District. The plan has been resubmitted to Cameron Mock of TranSystems for stormwater review. They received a comment letter from Mr. Mock today with seven comments. Comments 3 & 4 were addressed in a prior submission. Comments 6 & 7 are regarding Cambria County Planning Commission and landowner signatures. HF Lenz has 3 technical comments to address, which they anticipate addressing the following week.

Mr. Weissinger explained the self-storage units will be climate controlled. There will be no outside parking and everything will be interior. They can be used for residential and commercial use. The largest bay is 10' x 30' and the smallest is 5' x 5'. Mr. Weissinger works for Northpointe, who also owns the Hampton Inn across the street.

Mr. Ricci made a motion to approve site plan contingent on the sale of property from JARI, approval from Highland Sewer and Water Authority, approval from the Cambria County Planning Commission, the resolution of the 5 items from the TranSystems review letter, and NPDES permit approval. Seconded by Mr. Mordan. All in favor.

Adjournment

Ms. Rouser motioned to adjourn the meeting at 7:40 pm. Seconded by Mr. Lonsinger. All in favor.

Respectfully submitted,

T. Shomo

Tiffany Shomo, Secretary