

**RICHLAND TOWNSHIP PLANNING COMMISSION
DECEMBER 2023 MINUTES**

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The monthly meeting of the Richland Township Planning Commission was held on Tuesday, December 12, 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
Scott Daughenbaugh
Matt Langerholc
Bill Lonsinger
Dave Mordan
Alyssa Rouser
Forrest Fordham, Solicitor
Tiffany Shomo, Secretary

Absent:

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.

Approval of Minutes from October 2023 Meeting

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

Approval of December 2023 Agenda

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

Old Business

None

New Business

Burnworth/Slagle – Subdivision/Land Merger – Jaycee Drive/Patrick Drive

The proposed plan calls for the merger of PARCEL A (0.810 acres) and PARCEL B (0.154 acres) with PARCEL C (4.476 acres). The plan also calls for the subdivision of PARCEL D (0.186 acres) from PARCEL E (4.195 acres) and merging it with PARCEL C. The plan also calls for the subdivision of PARCEL F (0.094 acres) from PARCEL C and merging it with PARCEL E. This will leave PARCEL E with 4.103 acres and PARCEL C with 4.568 acres to correct the encroachment of 129 Patrick Drive onto the Slagle parcel (122 Patrick Drive). PARCELS A, B, C & D are zoned C2 Commercial and PARCELS E & F are zoned R1 Residential.

Randy Cortese is present to represent the plan.

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At one time, Slagle owned all the property. They built the body shop and lived in the house. They sold the house and 20 years later bought the house, again. They want to settle the property line and they plan on liquidating the properties. Mr. Cortese said they cannot meet the setback for the body shop, but this merger will bring it more into conformance. Everything on the Slagle home side is conforming. They are keeping the sewage tap on the property of the commercial building.

Mr. Cortese stated that PARCEL A and PARCEL B are not being merged with PARCEL C. The agenda will be amended.

When Mr. Cortese was surveying, he found that the previous surveys do not fit the field.

PARCEL B shows up on a 1950 PennDot map. They currently do not know who the true owner is. Solicitor Fordham suggested a title search.

Mr. Berkebile explained that the board cannot approve anything with PARCEL B without getting the ownership straightened out. He suggested that Mr. Cortese withdraw the plan or the board would disapprove of it. Mr. Cortese stated he would like to withdraw the plan as submitted today and resubmit it. He would take PARCEL B off the plans and make new drawings that note there is no clear title to PARCEL B.

Mr. Berkebile thanked Attorney Fordham for always giving great advice and the board wished him well in his new endeavor.

Adjournment

Mr. Beglin motioned to adjourn the meeting at 8:00 pm. Seconded by Ms. Rouser. All in favor.

Respectfully submitted,

T. Shomo

Tiffany Shomo, Secretary