

The monthly meeting of the Richland Township Planning Commission was held on Tuesday, May 13, 2025 at 6:30 p.m. in the Richland Township Meeting Room, 322 Schoolhouse Road, Johnstown, PA 15904.

Present:

Julian Beglin, Chairman
Matt Langerholc, Secretary
Jeanne Feathers
Scott Daughenbaugh
Dave Mordan
Martin Ricci
Dan Carbaugh
George Gvozdoch, Jr., Solicitor
Tiffany Shomo, Secretary

Absent:

Bill Lonsinger
Dan Berkebile, Vice-Chairman

Call to Order

Pledge of Allegiance

Mr. Beglin called the meeting to order at 6:37 p.m. with the Pledge of Allegiance.

Approval of April 2025 Minutes

Mr. Daughenbaugh motioned to approve the minutes of April 2025. Seconded by Mr. Langerholc. All in favor.

Approval of May 2025 Agenda

Ms. Feathers motioned to approve the agenda of May 2025. Seconded by Mr. Mordan. All in favor.

Public Comment

None

Old Business

None

New Business

Nix - Land Merger – Hostetler Rd

The proposed plan involves the merger of three adjacent lots of the same ownership, resulting in one 0.99 total acre lot. The lots are zoned R-2 and accessed by Hostetler Rd.

Rich Oldham, MASH Engineering, stated they subdivided the property in 2002 with a plan for housing units. That owner passed away. The current owner would like to merge the properties back together. PennDot changed the right-of-way. The new plan shows this. The owners would like to build a house. The people working now are accessing it on Hostetler Road, off of the south side of the property.

Mr. Ricci made a motion to recommend approval to the Board of Supervisors of the plan dated March 13, 2025 by MASH Engineering. Seconded by Mr. Mordan. All in favor.

Denk – Subdivision Land Merger – Kiawa St

The proposed plan involves the subdivision of 0.048 acres, leaving a 0.752 acre residual. The subdivided section will be merged with an adjacent lot, resulting in one 0.214 total acre lot. The lots are zoned R-2 and accessed by Kiawa St.

Mr. Denk of H.F. Lenz was present to represent the plan. The small piece of land is useless to Mr. Denk, so they want to merge it with the neighboring property.

Mr. Langerholc made a motion to recommend approval of the plan dated April 28, 2025, prepared by HF Lenz. Seconded by Mr. Daughenbaugh. All in favor.

Solicitor Gvozdich explained to each engineer that new deeds will need to be prepared and recorded.

Beckner Properties, LLC (Em's Sub Shop Bakery) - Site Plan – Chrysler Ave

The proposed plan calls for the construction of a 2,688 sq ft bakery, stormwater management controls and other miscellaneous site improvements. The lot is zoned C-2 General Commercial and accessed by Chrysler Ave.

Jason Horner was present to represent the plan. The property already has offices, a hair salon and a garage. They would like to build a bakery. The hair salon parking is along the Em's Sub Shop property. Parking for the office is used by the garage. Deliveries will be maybe once a week. Right now, it is about every two weeks. A tractor trailer will deliver the product. They will back into the site and pull out onto Chrysler Ave. Stormwater is an infiltration pit.

Approval contingent upon Conservation District approval and a clean letter from Mr. Cameron Mock.

Mr. Carbaugh made a motion to approve the Final Land Development Plan for the Em's bakery dated: and prepared by JHE Engineering with the following conditions:

1. Township engineer final review (Mr. Cameron Mock)
2. Conservation District approval

Seconded by Mr. Ricci. All in favor

Eat'n Park – Land Development Plan – 1461 Scalp Ave

The proposed plan calls for the construction of a 5,888 sq ft restaurant with stormwater management controls and other miscellaneous site improvements. The lot is zoned C-2 General Commercial and will be accessed by Eisenhower Blvd.

Jesse Stock of Eat'n Park explained that they would like to build a new facility with a pickup window. They have been in the community for many years. They would like to build a better building for the community. From a safety standpoint, they are changing the exits and entrances

by closing two on Eisenhower Blvd. The Scalp Avenue entrance will remain. They would like to construct the new building while the existing one is still standing. The old building is closer to 7,000 square feet. The new building will be more efficient even though it will be smaller.

Greg Elliot, EADS Group, explained that from a stormwater perspective, the existing building has no stormwater controls at all. The first plan shown is a phasing plan because the existing building will remain until the new building is close to opening. The first phase includes the demolition of the Cartridges Galore building. There are two driveway curb cuts on Eisenhower that are being eliminated. Mr. Elliot showed a plan with both phases of construction. The underground stormwater management facility will control all stormwater on site. They are proposing more parking than required.

Mr. Stock added that they are working on an agreement with the adjoining property owner to continue to allow access to this site. Once executed, the agreement will be given to the township.

Mr. Stock explained that they have a parking agreement with an adjoining property owner for when the Eat'n Park is under construction.

The new site will be fully enclosed while being constructed.

Mr. Mordan made a motion to approve the Eat'n Park plan dated by The EADS Group with the following conditions:

1. Approved Drainage Highway Occupancy Permit from PennDot
2. Highland Sewer and Water Approval Letter
3. Cover sheet and CS1 sheets need to change from "Preliminary" to "Final"
4. Remove note "not for construction purposes" on cover sheet and CS1
5. Copy of signed parking lot access agreement
6. Township engineer final review (Mr. Cameron Mock)
7. Copy of notarized Stormwater Agreement

Seconded by Mr. Daughenbaugh. All in favor.

Public Comment

None

Adjournment

Mr. Langerhole motioned to adjourn at 7:12 pm. Seconded by Mr. Ricci. All in favor.

Respectfully submitted,

T. Shomo

Tiffany Shomo, secretary