

The monthly meeting of the Richland Township Planning Commission was held on Tuesday, July 8, 2025, at 6:30 p.m. in the Richland Township Meeting Room, 322 Schoolhouse Road, Johnstown, PA 15904.

Present:

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

Absent:

Dave Mordan
Bill Lonsinger

Call to Order

Pledge of Allegiance

Mr. Beglin called the meeting to order at 6:30 p.m. with the Pledge of Allegiance.

Approval of June 2025 Minutes

Mr. Ricci motioned to approve the minutes of June 2025. Seconded by Mr. Daughenbaugh. All in favor.

Approval of July 2025 Agenda

Mr. Berkebile motioned to approve the agenda of July 2025. Seconded by Mr. Mordan. All in favor.

Public Comment

None

Old Business

None

New Business

University Park Associates – Subdivision – Scalp Avenue

The proposed subdivision involves creating a new 0.790-acre lot (Lot 3) from the residual parcel that includes the University Park Shopping Center. The lot is zoned C-2 and will be accessed via Scalp Avenue.

Jason Horner and Sally Feathers were present to represent the plan.

Mr. Horner explained that this will be a lease lot subdivision. As for parking, they do not know exactly what is going in yet, but the parking analysis will be a part of site plan.

Mr. Horner stated that they have water and sewer willingness letters. They could not get approvals yet because they do not know what is going in. In anticipation, they talked to Highland Sewer and Water Authority about the maximum needed for a restaurant or retail and they made sure there would be enough. The EDU's and taps are available. There is adequate water supply.

Mr. Horner explained that parking calculations were generated when whole thing was in use by GB. Now, the actual retail square footage is dramatically smaller. Ms. Feathers explained there is a reciprocal easement between Giant Eagle, the Zamias Shopping Center and all the outparcels for parking access and utilities. There is a shared stormwater agreement, along with ingress and egress agreement to allow someone in there so it is not land locked.

Mr. Horner said he made a conceptual plan, and the lot will not be all building. There will be enough room for parking on the lot. They can share parking, if need be, but the site will have adequate.

Mr. Horner stated they are proposing curb islands, but the lot will not be completely isolated.

Ms. Feathers stated it is proposed as a leasehold subdivision, but that it could possibly turn into a sale. Right now, the landlord will be the owner. Attorney Gvozdoch stated that if it is sold, they do not want a situation where there is not a written easement. Ms. Feathers stated that it will be written into the deed. She added that the existing reciprocal parking will be part of that agreement as well.

Ms. Feathers stated that maintenance is also reciprocal, and everyone contributes to maintenance. They will be in charge of their own parcel, too.

As for a Highway Occupancy Permit (HOP) from PennDot, if it is not needed, a letter will be required from PennDot stating that it is not required.

Mr. Mordan made a motion to recommend approval of the plan by Musser Engineering dated June 3, 2025, with the condition that reciprocal parking and access easements are written into the deed or lease with easment to public access. Seconded by Mr. Ricci. All in favor.

Attorney Gvozdoch recommended coming to the Supervisor's meeting on Monday at 6:00 pm.

Brant – Land Merger – 207 Coldren Street

The proposed plan entails combining two adjacent lots—measuring 5,988.595 square feet and 8,982.892 square feet respectively—under the same ownership into a single lot totaling 18,200.245 square feet. Both lots are zoned R-2 and have access via Coldren Street.

Joann Brant, homeowner, was present to represent the plan. She explained that they have an older house with an integral garage. They propose installing a pole barn for storage. They received approval contingent on this merger from the Zoning Hearing Board.

Mr. Langerholc motioned to recommend approval of the plan done by Cortese Associates and dated June 18, 2025, to the Board of Supervisors. Seconded by Mr. Carbaugh. All in favor.

Public Comment

None

Adjournment

Mr. Ricci motioned to adjourn the meeting at 6:56 pm. Seconded by Ms. Feathers. All in favor.

Respectfully submitted,

T. Shomo

Tiffany Shomo