

The monthly meeting of the Richland Township Planning Commission was held on Tuesday, September 9, 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
Dave Mordan
Scott Daughenbaugh
Dave Mordan
Martin Ricci
Dan Carbaugh
George Gvozdoch, Jr., Solicitor
Tiffany Shomo, Secretary

Absent:

Bill Lonsinger
Jeanne Feathers

Call to Order

Pledge of Allegiance

Mr. Beglin called the meeting to order at 6:33 p.m. with the Pledge of Allegiance.

Approval of July 2025 Minutes

Mr. Daughenbaugh motioned to approve the minutes of July 2025. Seconded by Mr. Carbaugh. All in favor.

Approval of September 2025 Agenda

Mr. Ricci motioned to approve the agenda of September 2025. Seconded by Mr. Berkebile. All in favor.

Public Comment

None

Old Business

None

New Business

Valvoline Instant Oil Change – 1235 Scalp Avenue – Site Plan

The proposed plan calls for the construction of a 1,462 sq ft service station (oil change facility), stormwater management controls and other miscellaneous site improvements. The lot is zoned C-2 General Commercial and accessed by Scalp Avenue.

Skye Horton, APD Engineering, and Jacob Eisenhower, Valvoline, were present to represent the plan.

Ms. Horten explained that they previously received tank size approval from the Zoning Hearing Board. Tonight, they are seeking full site plan approval. She explained that they submitted the plan a couple of weeks ago and received three rounds of comments from Cameron Mock. They received approval this morning from Mr. Mock, pending the Highway Occupancy Permit (HOP) approval from PennDot.

The main access on Scalp Avenue will remain. They will be closing off the two other access points. Those will be grassed and landscaped.

The sanitary and sewer lines will connect on Scalp Avenue. The water, gas, and electric will connect from Harrison Street.

Ms. Horten stated that they received Highland Sewer and Water approval last month at their regularly scheduled meeting.

She explained that they meet the parking calculations and the setbacks as stated in the ordinance. They will have a maximum of 6 employees and ADA spaces to code. The customers do not leave their cars during the services. They remain in their vehicles the entire time and then leave.

Mr. Carbaugh motioned to grant conditional approval to Valvoline for the plan prepared by APD Engineering and Architecture dated September 8, 2025, upon receipt of the Highway Occupancy Permit (HOP) from PennDot. Seconded by Mr. Mordan. All in favor.

Jacob Eisenhauer stated that their goal is to start construction in December or January.

John Murtha Johnstown-Cambria County Airport – Multi Unit Hangar Project

The proposed plan calls for the construction of a 14,960 sq ft pre-manufactured metal building to house 8 hangars, restrooms, and stormwater management controls. The new hangars will be located in the northwest end of the airport near the existing equipment storage building. The lot is zoned A - Airport and is accessed by Airport Road.

Gregory Schrock, GFT Engineering, was present to represent the plan.

Mr. Schrock explained that the site is in the northwest corner of the airport, next to an existing storage building. The access will be off of Airport Rd.

The proposal involves a parking area and two sets of four hangars. There will be an apron area with a taxi layout to the main runway.

Mr. Schrock stated that there will be an underground water facility for stormwater management. Everything above the proposed hangar site on the plan is at grade and level.

The utility plan shows various storm sewers on the site. The hangars will have a small restroom area with water and sewage. They have received NPDES approval and the PennDot Highway

Occupancy Permit (HOP). They spoke to Forest Hills Municipal Authority and they are okay with the location and connections.

Mr. Schrock stated that the hangars will go on the space that is currently shown as stone. Mr. Beglin stated that there is no parking required until a building is there. Mr. Schrock stated that they are using grant money as much as possible. Mr. Schrock added that the aprons are all asphalt. Mr. Schrock stated that they are delaying the paving because as the Airport goes to construct, they get grants. They utilize the grants as best as possible. This project is a site improvement grant. They will be building from left to right and have money available so they will throw stone down and when money becomes available, pave the lot and go to the next portion. If they don't get that far, they don't build the next. If they don't use the money granted, they lose it. The driveway would be paved first. There is no building being constructed immediately. The gravel is for preparation of the hangar sites. Mr. Gvozdoch stated that there will be a building permit so it makes sense that any approval specifies that those areas will be paved.

Mr. Berkebille made a motion to approve the Johnstown Cambria County Airport site plan prepared by GFT and dated August 13, 2025, for the future hangar site, noting that when the hangars are built, all parking areas must be paved. Seconded by Mr. Ricci. All in favor.

They would like to start the project in the spring once they acquire the money.

Public Comment

None

Adjournment

Mr. Daughenbaugh motioned to adjourn the meeting at 6:51 pm. Seconded by Mr. Mordan. All in favor.

Respectfully submitted,

T. Shomo

Tiffany Shomo