

The monthly meeting of the Richland Township Planning Commission was held on Tuesday, October 14, 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
Martin Ricci
Dan Carbaugh
Bill Lonsinger
Jeanne Feathers
George Gvozdoch, Jr., Solicitor
Tiffany Shomo, Secretary

Absent:

None

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 September 2025 Minutes

Mr. Ricci motioned to approve the minutes of July 2025. Seconded by Mr. Mordan. All in favor.

Approval of October 2025 Agenda

Mr. Beglin stated that there is a revision to the agenda to remove the LB Water Properties site plan. Mr. Daughenbaugh motioned to approve the revised agenda of October 2025. Seconded by Mr. Langerholc. All in favor.

Public Comment

None

Old Business

None

New Business

Greater Johnstown Christian Fellowship – 3429 Elton Rd – Site Plan

The proposed plan involves the installation of a prefabricated 12' x 36' storage shed as an accessory structure. The shed will be located behind the Church building, positioned along the edge of the parking area between the existing garage and pavilion. The lot is zoned R-2 (Residential).

Tom Gray, engineer and member of the church, stated they are looking to install the prefabricated shed to store Christmas and Easter play scenes.

Mr. Lonsinger made a motion to approve the plan designed by Tom Grey and dated September 26, 2025 (Sheet C0.1). Seconded by Mr. Daughenbaugh. All in favor.

East Hills DSAA Limited Partnership – Scalp Ave – Subdivision

The proposed plan calls for the subdivision of 0.538 acres (Lot 4), leaving an 8.754 acre residual (Lot 1). The lots are zoned C-2 (General Commercial) and are accessed by Scalp Avenue.

Greg Facciani, HF Lenz engineer, stated the access would be off Scalp Ave. They have a reciprocal easement agreement. Any development plans would have to be submitted for the lot. There is public water and sewer with the property. This will be a leasehold subdivision.

Mr. Berkebile made a motion to recommend approval of the East Hills DSAA Limited Partnership plan designed by HF Lenz and dated September 25, 2025 to the Board of Supervisors. Seconded by Mr. Ricci. All in favor.

Public Comment

None

Adjournment

Mr. Ricci motioned to adjourn the meeting at 6:37 pm. Seconded by Mr. Mordan. All in favor.

Respectfully submitted,

T. Shomo

Tiffany Shomo