

The monthly meeting of the Richland Township Planning Commission was held on Tuesday, December 9, 2025, at 6:30 p.m. in the Richland Township Meeting Room, 322 Schoolhouse Road, Johnstown, PA 15904.

Present:

Dan Berkebile, Vice-Chairman
Matt Langerholc, Secretary
Dave Mordan
Scott Daughenbaugh
Martin Ricci
Dan Carbaugh
George Gvozdich, Jr., Solicitor
Tiffany Shomo, Secretary

Absent:

Julian Beglin, Chairman
Bill Lonsinger
Jeanne Feathers

Call to Order

Pledge of Allegiance

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

Approval of November 2025 Minutes

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

Approval of December 2025 Agenda

Mr. Langerholc motioned to approve the agenda of December 2025. Seconded by Mr. Carbaugh. All in favor.

Public Comment

None

Old Business

None

New Business

Windber Area Authority – Ingleside Rd. – Land Merger

The proposed plan involves the merger of twenty-three (23) existing lots, all owned by Windber Area Authority, into two (2) new lots. Lot 1 will be made up of 25.51 acres and the Residual Lot will have 286.37 acres. The properties are located in the R-3 zoning district.

Jason Mash, surveyor of record, was present to represent the plan. The plan is for the Windber Area Authority Waste Water Treatment Plant. They have over 300 acres, which is comprised of almost 2 dozen parcels. The Authority is planning to install a solar field and they want to merge all of the parcels together to form one large parcel to clean this up. If not, there would be tax parcels through lagoons, buildings and the panels. They also own 25 acres they want to subdivide off the main piece.

Mr. Berkebile explained the issue is that the existing lots must be shown. It gives a record for history as to why those are no longer there.

The meets and bounds are all shown. Mr. Gvozdich stated that those are needed when recording the new deed.

Mr. Berkebile stated there are a couple of routes that could be taken. Mr. Mash could withdraw the plan and resubmit at a later meeting or the board could take a vote tonight and approve contingent upon showing all of the lots. Mr. Mash stated they are a long way out. They are still waiting on a grant.

Mr. Gvozdich stated that the Supervisors meet the 15th and 29th of December.

Mr. Carbaugh made a motion to recommend to the Supervisors conditional approval of the plan with the condition being all lots be identified on the plan that is dated November 12, 2025 from Mash Engineering. Mr. Ricci seconded. All in favor.

Donaldson – Ritter Rd. – Subdivision/Land Merger

The proposed plan calls for boundary changes between three (3) existing lots and the creation of two (2) new lots, resulting in five (5) total lots with the following acreages: Lot 1 - 3.12 acres, Lot 2 - 2.59 acres, Area 2 - 5.24 acres, Area 3 - 4.68 acres, Residue - 44.37 acres. The lots are accessed from a right-of-way off of Ritter Road and are zoned L-1.

Mr. Mash was also present for this plan, which is located behind the Johnstown Airport. Mr. Mash showed the original tract. Janet Donaldson's original lot is identified as Area 3. She would like to expand that lot. Dianna Donaldson would like to do the same with the property identified as Area 2.

The large parcel does not front Engbert Road so an easement is shown from Ritter Rd. The current dwellings have on-lot sewage. The other lots are non-building lots. Mr. Gvozdich confirmed that all deeds will be rewritten and show the easement.

Mr. Mordan made a motion to recommend approval of the Donaldson Subdivision/ Land Merger, dated January 6, 2025, and designed by Jason Mash, to the Board of Supervisors. Seconded by Mr. Daughenbaugh. All in favor.

Moore Dentistry – 575 Galleria Dr. – Land Development

The proposal involves constructing a 1,042 square foot addition to the existing building, removing the current drive-through ATM, reworking the bituminous parking lot, and eliminating additional pavement to create new landscaped areas. The use will be a dental office. The property is zoned C-2 and is accessed via Galleria Drive.

Jason Mackovyak of Young & Associates was present for the plan. Moore Dentistry has purchased the former First National Bank on Galleria Dr. They plan to renovate the building to suit the use. The drive-through will be removed and an addition will be constructed for exam rooms. They added parking along the rear and side of the building. All calculations are on the sheet. The removal of the ATM is part of the plan. This removes impervious surface. They are going to add additional impervious surface around the building. This will reduce the runoff to the existing stormwater pond beside Applebee's. The utilities will stay the same. The stormwater is basically to reduce the impervious on the site.

Mr. Mackovyak stated that they added a couple parking spaces near the new addition, as well as on the opposite side of the building. The spaces around the building and around the back will be designated for the doctors and the staff.

The impervious will be reduced significantly. Mr. Berkebile stated the Mr. Cameron Mock reviewed and found they meet with all zoning ordinance requirements.

Mr. Daughenbaugh made a motion to approve the Moore Dentistry plan, designed by Young and Associates and dated December 3, 2025. Seconded by Mr. Carbaugh. All in favor.

Public Comment

None

Adjournment

Mr. Langerholc motioned to adjourn the meeting at 6:54 pm. Seconded by Mr. Mordan. All in favor.

Respectfully submitted,

T. Shomo

Tiffany Shomo
Secretary