

The monthly meeting of the Richland Township Planning Commission was held on Tuesday, April 14, 2026, at 6:30 p.m. in the Richland Township Meeting Room, 322 Schoolhouse Road, Johnstown, PA 15904.

**Present:**

Julian Beglin, Chair  
Dan Berkebile, Vice-Chair  
Matt Langerholc, Secretary  
Scott Daughenbaugh  
Dan Carbaugh  
Bill Lonsinger  
Martin Ricci  
Dave Mordan  
George Gvozdoch, Jr., Solicitor  
Tiffany Shomo, Secretary  
Emily Pollino, Secretary

**Absent:**

Jeanne Feathers

**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 March 2026 Minutes**

Mr. Langerholc motioned to approve the minutes of March 2026. Seconded by Mr. Berkebile. All in favor.

**Approval of April 2026 Agenda**

Mr. Daughenbaugh motioned to approve the agenda of April 2026. Seconded by Mr. Mordan. All in favor.

**Public Comment**

None

**Old Business**

None

**New Business**

*Petro – 1731 Scalp Ave – Land Merger*

The proposed plan involves the consolidation of two adjacent lots into a single parcel totaling 26,622 square feet. The property is located within the C-2 zoning district and will be accessed via Scalp Avenue.

Mr. Randy Cortese was present to represent the plan. He explained that they are merging the two lots that they own and will be using the existing driveway.

Mr. Ricci made a motion to recommend to the Board of Supervisors the site plan dated March 8, 2026, prepared by Cortese Associates. Seconded by Mr. Mordan. All in favor.

*Pepsi Bottling Group – 166 Allenbill Dr – Driveway Site Plan*

PEPSI is proposing to convert an existing building into a service garage. The project includes the installation of a new driveway along with associated stormwater management controls. The site is located within the L-1 zoning district and will be accessed via Allenbill Drive.

Mr. Archan Mallick of Haskell Group was present to discuss the plan to convert the existing warehouse, which is currently utilizing only one-third of its space, into a fleet shop. The facility presently has one shop bay, and the proposal will expand this to three bays, allowing work to be performed directly within them and increasing the number of vehicles that can be serviced. Stormwater will be managed using infiltration pits in conjunction with a trench drain system. Additionally, an oil/water separator will be installed to address any potential spills occurring within the bays. Mr. Mock's letter identified one remaining item, which is obtaining approval for the oil/water separator from Highland Sewer and Water. Mr. Tom McCombie noted that Mr. Mullhollen of Highland Sewer and Water Authority is aware of the request.

Mr. Carbaugh made a motion to approve the site plan for the PEPSI Bottling Company, located at 166 Allenbill Dr, driveway as presented by Haskell and dated March 25, 2026, contingent on the receipt of approval from Forest Hills Municipal Authority/Highland Sewer and Water for the oil/water separator. Seconded by Mr. Daughenbaugh. All in favor.

**Public Comment**

None

**Adjournment**

Mr. Lonsinger made a motion to adjourn the meeting at 6:39 pm. Seconded by Mr. Berkebile. All in favor.

Respectfully submitted,

*T. Shomo*

Tiffany Shomo  
Secretary