

The monthly meeting of the Richland Township Planning Commission was held on Tuesday, March 10, 2026, at 6:30 p.m. in the Richland Township Meeting Room, 322 Schoolhouse Road, Johnstown, PA 15904.

Present:

Matt Langerholc, Secretary
Scott Daughenbaugh
Dan Carbaugh
Bill Lonsinger
Dave Mordan
George Gvozdich, Jr., Solicitor
Tiffany Shomo, Secretary

Absent:

Dan Berkebile, Vice-Chair
Julian Beglin, Chair
Martin Ricci
Jeanne Feathers

Call to Order

Pledge of Allegiance

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

Approval of February 2026 Minutes

Mr. Daughenbaugh motioned to approve the minutes of February 2026. Seconded by Mr. Mordan. All in favor.

Approval of March 2026 Agenda

Mr. Lonsinger motioned to approve the agenda of March 2026. Seconded by Mr. Carbaugh. All in favor.

Public Comment

None

Old Business

None

New Business

Brydon - 2028 Frankstown Rd – Land Merger

The proposed plan calls for the merger of two adjacent lots of the same ownership, Lot 1 comprised of 0.482 acres and Lot 2 made up of 0.706 acres, resulting in one 1.188 total acre lot. The lots are zoned R-2 and are accessed by Frankstown Road.

Mr. Carbaugh made a motion to recommend approval of the Zachary Brydon plan, located at 2028 Frankstown Road, by Randy Cortese Surveyor and dated February 5, 2026. Seconded by Mr. Mordan. All in favor.

Peoples Natural Gas Company – 3115 Elton Rd – Site Plan – Storage Building

The proposed plan includes the construction of a 1,220-square-foot storage building for equipment and resources at the Peoples Natural Gas facility located at 3115 Elton Rd. The property is zoned C-2 and is accessed via Elton Road.

Adam Gephart of Gateway Engineers reported that a property assessment determined the existing storage area/loading dock was failing. Gateway Engineers was tasked with designing and installing

a replacement. The proposed design removes the existing storage shed and affects the current driveway configuration. An overhead door will be installed on the southern side of the property to allow the facility to remain operational during construction of the new loading dock and storage area. The proposed 1,220 sq. ft. loading dock will be located on a previously impervious area. Additionally, a new 280 sq. ft. crown will direct sheet flow into the adjacent grass; this area is considered disconnected impervious and qualifies for a stormwater exemption for the project. The plan has been returned to Mr. Cameron Mock and is pending his final review.

Mr. Daughenbaugh made a motion to approve the site plan, designed by LLI Engineering on February 18, 2026. Seconded by Mr. Mordan. All in favor.

Spangler Family Limited Partnership – 3124 Elton Rd – Site Plan – New Used Car Lot

The plan proposes redeveloping a site that currently includes two buildings (3124 Elton Road and 3120 Elton Road) along with parking facilities. The building at 3120 Elton Road will be demolished, while the building at 3124 Elton Road will be renovated. The proposal also includes reconstructing the existing parking facilities. The property is zoned C-2 and is accessed via Elton Road.

Jason Horner was present to represent the plan. He explained that the Spangler family intends to redevelop the property. The existing metal pole building will be demolished, and the current parking area will be removed and reconstructed, resulting in a reduction of impervious coverage on the site. Stormwater will sheet flow toward the smoke shop side of the property and into an existing grate. PennDOT has limited the site to one access point. While three access points currently exist, the proposed access will be consolidated into a single driveway located approximately 50 feet from the smoke shop property toward the intersection. No car carriers will be entering or leaving the site. The facility will be used for long-term vehicle repairs, with some spaces designated for the parking of used cars. No vehicle sales will occur at this location.

Mr. Carbaugh made a motion to approve the Spangler Family Limited Partnership plan, designed by JRE Engineering, and dated Feb 10, 2026, pending the highway occupancy permit. Seconded by Mr. Lonsinger. All in favor.

Public Comment

None

Adjournment

Mr. Mordan made a motion to adjourn the meeting at 6:45 pm. Seconded by Mr. Lonsinger. All in favor.

Respectfully submitted,

T. Shomo

Tiffany Shomo
Secretary