



RICHLAND TOWNSHIP PLANNING COMMISSION

AGENDA – AUGUST 11, 2026 – 6:30 PM

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Approval of July 2026 Minutes**
- IV. Approval of August 2026 Agenda**
- V. Public Comment**
- VI. Old Business**
 - a) Chick-fil-A – 1130 Scalp Ave – New Construction Site Plan
 - i) The proposed land development plan calls for the construction of a quick serve restaurant and drive through to be located at 1130 Scalp Ave. The existing use of the property is a vacant commercial building. The site will contain a grease trap interceptor for kitchen waste disposal. The proposed method of sewage disposal is to connect into Highland Sewer and Water’s sanitary facilities located on the adjacent Frances Street. The solid waste from the site will be stored in dumpsters that will be screened from the public inside a brick wall enclosure prior to being hauled offsite.
 - ii) Action required: Approve or deny the plan
- VII. New Business**
 - a) McGowan – Work Drive – Subdivision
 - i) The proposed plan calls for subdivision of one new lot (Lot No. 1), leaving a 0.79 acre residual. The existing lot will be split at the zoning line with the residual being zoned C-2 and Lot No. 1 being zoned R-1. The residual is accessed by Scalp Avenue and Lot No. 1 is accessed by Work Drive.
 - ii) Action required: Recommend approval or denial of the plan to the Board of Supervisors
 - b) People’s Natural Gas – 3115 Elton Rd - Access Road Site Plan
 - i) The proposed plan calls for an approximately 100-foot-long by 18-foot-wide curbed access drive between the parking areas and the equipment storage area, resulting in approximately 1,750 square feet of new impervious surface. The project will utilize the Small Project Methodology and provide two rain gardens to address and manage the increase in impervious area.
 - ii) Action required: Approve or deny the plan
- VIII. Public Comment**
- IX. Adjournment**