

The monthly meeting of the Richland Township Planning Commission was held on Tuesday, August 11, 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
Jeanne Feathers
Bill Lonsinger
Martin Ricci
Dave Mordan
George Gvozdoch, Solicitor
Emily Pollino, 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 July 2026 Minutes

Mr. Daughenbaugh motioned to approve the minutes of July 2026. Seconded by Mr. Langerholc. All in favor.

Approval of August 2026 Agenda

Mr. Langerholc motioned to approve the agenda of August 2026. Seconded by Mr. Ricci. All in favor. Motion carried.

Public Comment

None

Old Business

Chick-fil-A – 1130 Scalp Ave – New Construction Site Plan

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.

Mr. Beglin stated this plan was presented last month and was tabled until this month for additional information. Justin Thornton was here to represent from Colliers Engineering Design on behalf of Chick-fil-A. He stated nothing has changed on the plan itself that was presented last month. They got approval for the sanitary connections. For the water service, they are waiting for the fee to be paid. They have added the dimensions to the plans. It hasn't been addressed officially with the engineer. Mr. Beglin asked if the subdivision plans have been recorded. The landlord doesn't want to record the plans until the lease is signed. Chick-fil-A waits for approvals before they sign the lease. The landlord is aware he needs to get the subdivision recorded and is supposed to have a courier come down to get it recorded. Mr. Beglin said they can put that as a condition. Mr. Thornton

has a copy of the permit from PennDOT. PennDOT wants to see a copy from the township. The note is on the new set of drawings that have to be provided to the engineer. The stormwater agreement has to be signed by the landlord. Mr. Beglin said they will conditionally approve it. Mr. Gvozdoch said the Township may want Chick-fil-A to sign the stormwater agreement since they will be in charge of it. Mr. Beglin stated it's a co-applicant and Mr. Gvozdoch said they will both need to sign it then. He also stated they need to sign the maintenance agreement. If they abandon the site then they are responsible for it. Mr. Carbaugh asked what the new plans are dated and Mr. Thornton said today.

Mr. Thornton asked if they have a sample agreement where the tenant and landlord both sign. Mr. Beglin said it was just an additional line. Mr. Gvozdoch said they have the standard one.

Mr. Carbaugh made a motion to approve the Chick-fil-A site plan prepared by Colliers Engineering and dated July 8th, 2026, with conditions on the subdivision getting registered, HOP, storm water maintenance agreement signed by the tenant and landlord and note be added as discussed. Seconded by Mr. Berkebile. All in favor. Motion carried.

New Business

McGowan – Work Drive – Subdivision

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.

Jason Mash was here to represent this project. R-1 fronts work drive. The client wants to put a dwelling on lot 1. They are following the zoning line. The plan was approved by Cambria County and approved by the Zoning Hearing Board.

Mr. Lonsinger made a motion to recommend approval to the Board of Supervisors to approve the subdivision prepared by Mash Engineering dated June 26th, 2026. Seconded by Ms. Feathers. All in favor. Motion carried.

People's Natural Gas – 3115 Elton Rd - Access Road Site Plan

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.

Adam Gephart was here on behalf of Peoples Natural Gas. They want to tie two lots together. They are trying to circulate driving for employee safety. Mr. Beglin said they received the letter from Cameron Mock.

Mr. Langerholc made a motion to approve the Peoples Natural Gas plan presented by Gateway and dated August 10th, 2026. Seconded by Mr. Daughenbaugh. All in favor. Motion carried.

Public Comment

None

Adjournment

Mr. Berkebile made a motion to adjourn the meeting at 6:53 pm. Seconded by Mr. Daughenbaugh.
All in favor. Motion carried.

Respectfully submitted,

A handwritten signature in cursive script that reads "E. Pollino".

Emily Pollino
Secretary