

The monthly meeting of the Richland Township Planning Commission was held on Tuesday, July 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
Jeanne Feathers
Bill Lonsinger
Martin Ricci
Chris Gvozdoch, Solicitor
Tiffany Shomo, Secretary
Emily Pollino, Secretary

Absent:

Dave Mordan

Call to Order

Pledge of Allegiance

Mr. Beglin called the meeting to order at 6:33 p.m. with the Pledge of Allegiance.

Approval of June 2026 Minutes

Mr. Langerholc motioned to approve the minutes of June 2026. Seconded by Mr. Ricci. All in favor.

Approval of July 2026 Agenda

Mr. Beglin stated that he would like to amend the agenda to switch Items #1 and #2.

Mr. Beglin motioned to approve the amended agenda of July 2026. Seconded by Mr. Ricci. All in favor. Motion carried.

Public Comment

None

Old Business

None

New Business

Pepsi Bottling Group – 166 Allenbill Dr – Driveway Site Plan

The proposed land development plan was previously approved in April 2026 for PEPSI to convert an existing building into a service garage. The project includes the installation of a new driveway and associated stormwater management controls. The site is located within the L-1 Zoning District and will be accessed via Allenbill Drive. The additional scope of work since the April 2026 approval consists of replacing the previously proposed asphalt pavement with concrete pavement and changing the lawn restoration from sod to seeding.

There was no one present to represent the plan.

Mr. Ricci made a motion to approve the PEPSI site plan as submitted by Haskell Architects, dated July 7, 2026, for the PEPSI Bottling. Seconded by Mr. Lonsinger. All in favor. Motion carried.

Chick-fil-A – 1130 Scalp Ave – 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.

Justin Thornton, Colliers Engineering and Design, was present to represent the plan. Mr. Thornton explained that the proposal includes demolition of the existing building and construction of a standard prototypical 5,400-square-foot building with approximately 92 interior seats and approximately 20 exterior seats. The applicant is currently planning for 16 exterior seats; however, 20 seats were used for parking calculations in the event additional exterior seating is added in the future. A total of 70 parking spaces are proposed. The site will include two full drive-through lanes in an isolated layout. To prevent pedestrians from having to cross or walk through the drive-through lanes to access the building, the drive-through lanes are located on one side of the site, with parking located in the center.

Mr. Thornton reported that the applicant is working through the Pennsylvania Department of Environmental Protection (DEP) NPDES permitting process. The application has been deemed complete and is currently under technical review. Mr. Thornton anticipated approximately 30 days for the review and stated that the applicant will work with DEP to address any concerns that arise. He also stated that the applicant has been working with Mr. Mock and has reviewed the plans with him on several occasions. There is one additional review letter, but Mr. Thornton indicated that the comments are generally not technical in nature. The applicant added the future subdivision line to the plan as requested. Comments regarding calculation dates and a discrepancy between a detail and the calculations were also addressed. Mr. Thornton stated that the remaining comments were primarily administrative, including documentation related to permissions for water, sewer, and other utilities. Most of those items have been provided, and the remaining documentation will be submitted once received.

Mr. Beglin stated that the Board was attempting to work through the comments addressed in the most recent review letter. He noted that the Township's third-party engineer was not present at the meeting, and therefore the Board was trying to understand and evaluate the outstanding items without the engineer's input. One of the items discussed involved providing grass area in lieu of additional blacktop paving along the roadway. The HSWA letter confirming adequate capacity for both water and sewer was determined to be sufficient, resolving that outstanding item. The requirement to provide the dimensions of the lot to be developed also appeared to have been addressed on the revised plan.

The Board discussed PennDOT approval. Mr. Thornton explained that the property owner/landlord had applied to PennDOT and received approval, but had not yet paid the required fee to obtain the permit. The owner had been hesitant to submit payment because he did not want to incur the expense if the project ultimately could not proceed. Mr. Beglin stated that the Board would need evidence of the PennDOT approval and permit status. Mr. Thornton said he would speak with the property owner to have this matter addressed.

The Board also discussed the revised computations and the need for the stormwater report and calculations to match the plan drawings. Mr. Thornton explained that this item was related to updating the date on the plans so that it matched the date of the stormwater report and calculations. He stated that the note had initially been missed but had since been corrected and that there was no technical issue involved, only a date discrepancy. Mr. Beglin also noted that the NPDES permit had

not yet been issued. Mr. Thornton clarified that the DEP correspondence stated the application had been deemed complete and was currently in the technical review period. He further stated that the technical deficiencies identified in the DEP letter were being addressed and that the application had been resubmitted.

The Board discussed the subdivision plan. Mr. Beglin noted that the subdivision plan had not yet been recorded. Mr. Thornton explained that the property owner was waiting to ensure there were no issues with the current development plan before recording the subdivision. The owner did not want to proceed with the subdivision if the development team received a denial from the Township. Mr. Thornton stated that, at this point, Township approval and the NPDES permit were the primary remaining items.

Mr. Beglin identified several additional cleanup items, including the Operations and Maintenance (O&M) Manual, stormwater agreement, and other outstanding documentation. He stated that while many of the remaining items were minor individually, there were a substantial number of items that still needed to be addressed. Mr. Beglin acknowledged that the applicant was attempting to move the project forward but stated that, if the Board were to vote that evening, he personally believed the outstanding items should first be cleaned up, Mr. Mock's review letter should be obtained, the required supporting documentation should be provided, and the subdivision plan should be approved and recorded. He stated that these were important items for the Board to have completed before issuing approval.

Mr. Beglin stated that the Board meets on the second Tuesday of each month and indicated that, if the applicant believed it could complete the outstanding items, the Board could potentially consider a conditional approval at the next meeting, subject to DEP approval. Mr. Thornton stated that approximately 95 percent of the outstanding items were easy to address, but he could not guarantee that the NPDES permit would be issued within one month. Mr. Beglin indicated that the same approach could be taken regarding the PennDOT approval.

The Board discussed the possibility of holding a special meeting if the applicant was able to complete the outstanding items sooner. Mr. Beglin stated that a special meeting could provide a cleaner approval process and would avoid unnecessarily holding up the project. He noted that the meeting would need to be properly advertised in accordance with the Sunshine Act, including the required notice within 24 hours of the meeting. Mr. Thornton stated that the applicant could place revision clouds on the plans to clearly identify the changes. Mr. Beglin responded that providing the revisions to the Township's engineer would allow the engineer to review the changes and issue a clean review letter without requiring the Board to work through each individual revision. Mr. Thornton also stated that he would speak with the property owner regarding recording the subdivision plan.

Mr. Beglin reiterated that the Board was not attempting to hinder the developer but wanted to avoid having a laundry list of outstanding items remain with the Township after approval. He stated that completing the remaining items would make the Board more comfortable moving forward. Mr. Thornton then requested that the plan be tabled until the following month to allow time to address the outstanding items. Mr. Beglin stated that if the applicant submitted the completed information sooner, Tiffany could coordinate a special meeting for the Board to consider the plan.

Mr. Carbaugh requested that the plan date be updated when the revised plan is submitted so that all drawings reflect the most current date.

Mr. Berkebille made a motion to table the plan until the next regularly scheduled meeting. Seconded by Mr. Carbaugh. All in favor. Motion carried.

Public Comment

None

Adjournment

Mr. Langerholc made a motion to adjourn the meeting at 6:59 pm. Seconded by Mr. Berkebile. All in favor. Motion carried.

Respectfully submitted,

T. Shomo

Tiffany Shomo
Secretary