

The monthly meeting of the Richland Township Planning Commission was held on Tuesday, June 9, 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  
George Gvozdoch, Jr., Solicitor  
Tiffany Shomo, Secretary  
Emily Pollino, Secretary

**Absent:**

Dave Mordan

**Call to Order**

**Pledge of Allegiance**

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

**Approval of May 2026 Minutes**

Mr. Ricci motioned to approve the minutes of May 2026. Seconded by Mr. Berkebile. All in favor.

**Approval of June 2026 Agenda**

Mr. Daughenbaugh motioned to approve the agenda of June 2026. Seconded by Mr. Carbaugh. All in favor.

**Public Comment**

None

**Old Business**

None

**New Business**

*Pepsi – 167 Allenbill Dr – Bio-Diesel Fuel Island Site Plan*

Mr. Jason Horner of JRE Engineering appeared before the Board on behalf of the applicant. Mr. Horner explained that Pepsi proposes to install a biodiesel fueling station for its fleet vehicles. The project includes an above-ground fuel storage tank and a 30-foot by 30-foot canopy over the fueling area.

Mr. Horner stated that bituminous curbing will be installed at the entrance and exit of the fueling area to contain any potential fuel spills, along with additional curbing on the downstream side for secondary containment. Dry wells are proposed to

manage stormwater runoff from the canopy, and the project qualifies for the Small Projects Exemption with respect to stormwater management requirements.

Mr. Horner further noted that the fueling station will be used exclusively by the Pepsi fleet and will not be open to the public.

Mr. Ricci made a motion to approve the Pepsi Bio-Diesel Fuel Island Site plan located at 167 Allenbill Dr, as designed by JRE Engineering, and dated May 7, 2026. Seconded by Mr. Daughenbaugh. All in favor. Motion carried.

*Trinity Presbyterian Church of America – 268 Hostetler Rd – Addition Site Plan*

Mr. Travis Najjar presented the proposal. He stated that the church currently has an average attendance of approximately 100 people, with an estimated membership of 125.

Mr. Beglin asked several questions regarding compliance with the Americans with Disabilities Act (ADA). He inquired whether the addition would be accessible from the existing parking lot without requiring ramps or steps, whether ADA-compliant restroom facilities would be included, and whether the site plan adequately provided the required number of ADA parking spaces.

Mr. Najjar responded that the parking lot is generally at grade with the building and that there is one existing accessible ramp into the building. He noted that the addition will include excavation for stormwater management improvements, including yard inlets along the hillside and a drywell to accommodate runoff from the new construction. He also stated that the property currently contains two ADA parking spaces and that he would review the plan to determine whether an additional space should be provided.

Mr. Beglin noted that, based on the total parking count, three ADA parking spaces are required, with at least one designated as a van-accessible space including the required access aisle (unloading zone). He explained that if the parking area is otherwise level and compliant with accessibility standards, bringing the site into compliance may only require restriping and installation of the appropriate signage. He added that any remaining ADA compliance issues would likely be addressed during the building permit review process.

The Board also asked whether the proposed fellowship hall would be rented for events by individuals outside the congregation. Mr. Najjar stated that this is not the church's intention and that the facility is intended solely for use by church members and church-related functions.

Regarding parking, it was noted that the architectural plans identify a proposed occupant load of 290 persons for the addition. Based on the applicable parking requirement of one parking space for every six seats, the site provides an adequate

number of parking spaces. The only remaining parking-related issue identified was ensuring that the required number of ADA-compliant parking spaces is provided.

Mr. Carbaugh made a motion to approve the site plan, designed by The EADS Group, for the Trinity Presbyterian Church of America addition, located at 268 Hostetler Rd., originally designed March 3, 2026 with revision dates of March 27, 2026, May 4, 2026 and May 7, 2026, with verification that the ADA accessibility parking meets requirements. Seconded by Ms. Feathers. All in favor. Motion carried.

Mr. Beglin said he appreciates seeing the church expand in the township and that it is nice to see projects like this moving forward. He asked that his comments be passed along to the church and wished the congregation continued success with the project.

*Belmont Community Church of Johnstown – 107 Coldren St – Pavilion Site Plan*

The proposed land development plan calls for the construction of a 1,440-square-foot pavilion. The lot is zoned R-2 and accessed by Coldren St.

Mr. Kevin Lehman, trustee of the church, was present to represent the application. He explained that the congregation has been working toward constructing a pavilion for approximately 30 years and is now in a position to move forward with the project. The pavilion will primarily be used for Vacation Bible School, church events, and other outdoor activities. Mr. Lehman stated that there are no plans to rent the facility for outside events.

The church retained Somerset Engineering to prepare the land development plans, including the stormwater management design. Mr. Lehman noted that a contractor has been selected, volunteers are prepared to complete the necessary site work, and the church is eager to begin construction. He also shared that picnic tables have recently been delivered and will be assembled for use with the pavilion.

Mr. Lehman added that the church is preparing to celebrate its 75th anniversary in August and hopes to hold the celebration at the new pavilion with former pastors in attendance. He also noted that the church has grown to approximately 125 people in attendance on Sundays.

Mr. Beglin congratulated the church on its 75th anniversary and its continued growth.

Mr. Berkebile motioned to approve the Bethany Community Church site plan, developed by Somerset Engineering on April 20, 2026. Seconded by Mr. Lonsinger. All in favor. Motion carried.

**Public Comment**

None

**Adjournment**

Mr. Langerholc made a motion to adjourn the meeting at 6:48 pm. Seconded by Mr. Ricci. All in favor.

Respectfully submitted,

*T. Shomo*

Tiffany Shomo  
Secretary