

The Richland Township Zoning Hearing Board met October 20, 2026, at 6:00 p.m. to hear the Appeal or Application of the Applicant, Brien K. and Kelly Warshel for the subject property located at 180 Engbert Road, Richland Township, Cambria County, Pennsylvania which is zoned L-1 Light Industrial District under the Richland Township Zoning Ordinance. The Applicant requested:

1. A special exception to extend or enlarge the nonconforming use of the subject property pursuant to Richland Township Zoning Ordinance Sections 240-22 and 240-23 to construct a 30' x 40' garage.

This hearing was conducted in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown PA 15904.

Present:

Bill Patrick, chair

PJ McGowan, vice-chair

Dave Strushensky

Eber Verhovsek

Rodney Kniss

Eric D Hochfeld, Solicitor

Tiffany Shomo, Secretary

Mr. Patrick began the hearing at 6:02 pm with the Pledge of Allegiance.

Mr. Hochfeld began the hearing by listing exhibits. Board Exhibit #1 was the appeal application with attachments. Board Exhibit #2 was the Richland Township Zoning Ordinance, by reference, and Board Exhibit #3 was the posting of the municipal building, the property involved, advertising in the Tribune-Democrat and notification of this hearing to adjoining property owners via certified mail.

Court stenographer Louie Hernandez swore in the following:

1. Randy Cortese
2. Tim Warshel

Mr. Tim Warshel stated that he was representing his brother, Mr. Brien Warshel, at the hearing because his brother was very ill with the flu.

Mr. Cortese, surveyor, explained that Mr. Brien Warshel plans to construct a garage on his approximately 76-acre property. Due to the size of the property and the amount of equipment he owns, Mr. Warshel requires additional space to store his equipment, as the existing buildings do not provide sufficient storage. The proposed structure will measure 30 feet by 40 feet and will have a typical peaked roof with a maximum height of approximately 15 feet. The building will be metal construction with a gravel base and will be secured to the ground in accordance with applicable codes. The structure will include three garage doors, with two located on the front and one on the side. Electricity will be installed; however, no water or sewage service is planned at this time.

Mr. Tim Warshel stated that the gravel base would likely remain as gravel. The building will not be heated, but the roof will be insulated to prevent condensation. Rain gutters will also be installed. Mr. Cortese stated that he would calculate the stormwater requirements and include the information in the documents to be submitted.

Mr. Cortese further explained that an existing single-family residence is located on the property, where Mr. Brien Warshel and Kellie currently reside. Mr. Warshel has lived at the property for approximately 30 years. The proposed garage will be used solely for the storage of personal property and equipment, including tractors, and will not be rented or leased to third parties for storage purposes. The nearest neighboring property is approximately eight football fields away. The residence and existing structures are not visible from the road unless traveling down the property's driveway.

There are no other residents present to offer an opinion.

There were no questions from the Township. There were no further questions from the Board.

Mr. McGowan made a motion to grant a special exception to extend or enlarge the nonconforming use of the subject property pursuant to Richland Township Zoning Ordinance Sections 240-22 and 240-23 to construct a 30' x 40' garage. Seconded by Mr. Verhovsek. All in favor. Motion carried.

Mr. Kniss made a motion to adjourn the hearing at 6:13 pm. Seconded by Mr. Verhovsek. All in favor. Motion carried.

Respectfully submitted,

*T. Shomo*

Tiffany Shomo, Secretary