The monthly meeting of the Richland Township Planning Commission was held on Tuesday, September 8, 2026, at 6:30 p.m. in the Richland Township Meeting Room, 322 Schoolhouse Road, Johnstown, PA 15904.

Present:	**Absent:**
Dan Berkebile, Vice-Chair	Julian Beglin, Chair
Matt Langerholc, Secretary	Dan Carbaugh
Scott Daughenbaugh	
Jeanne Feathers	
Bill Lonsinger	
Martin Ricci	
Dave Mordan	
George Gvozdich, Solicitor	
Tiffany Shomo, Secretary	

Call to Order

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

Approval of August 2026 Minutes
Mr. Daughenbaugh motioned to approve the minutes of August 2026. Seconded by Mr. Mordan. All in favor.

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

Public Comment
None

Old Business
None

New Business
Emmanuel Church/Harris Funeral Home – 425 Luther Rd/500 Cherry Ln – Site Plan
The proposed plan calls for the construction of an access road connecting Emmanuel Church and Harris Funeral Home. The project will result in an increase of approximately 2,754 square feet of impervious surface, consisting of asphalt and concrete. To address stormwater runoff associated with the additional impervious area, three dry wells are proposed for installation.

Keith Gindlesperger of H.F. Lenz, representing Emmanuel Church and Harris Funeral Home, presented the proposed plan for a shared paved access road connecting the Emmanuel Church parking lot to the Harris Funeral Home property. The proposed access road will be approximately 100 feet long and 24 feet wide and will consist of bituminous pavement with concrete curbing and a sidewalk. The plan also includes three sections of depressed curbing designed to direct stormwater into three drywell sumps. Mr. Gindlesperger noted that the plan was developed in coordination with Mr. Mock, and all comments have been addressed. The latest revision of the plan is dated June 2, 2026.

The purpose of the proposed access is to allow Emmanuel Church and Harris Funeral Home to share their respective parking areas. A gate will be installed at the property line to prevent the access road from becoming a through-traffic route. The gate will consist of a steel pipe tube gate, with an agreement between the church and Mr. Harris regarding its operation. Both parties will have the ability to open the gate when necessary. The church will primarily need access to the additional parking area for overflow parking during Sunday services, while Mr. Harris does not conduct services on Sundays. Otherwise, the gate will remain closed to prevent through traffic between the properties.

The plan includes approximately 2,700 square feet of new impervious area, which is why stormwater best management practices (BMPs) are being incorporated into the project. Plantings, including arborvitae, are also proposed along the property line.

The Richland Township Engineer has reviewed the plan and determined that it meets the applicable zoning and Township requirements, including subdivision and land development and stormwater management requirements.

Mr. Gvozdich asked about the reciprocal parking agreement between the two properties. Mr. Leventry stated that the agreement has been prepared and is currently awaiting approval of the plan.

Mr. Ricci made a motion to approve the Emmanuel Church Plan, dated June 2, 2026, and prepared by HF Lenz. Seconded by Mr. Mordan. All in favor. Motion carried.

Mr. Harris stated that the proposed improvement will benefit the broader community, not just Emmanuel Church and Harris Funeral Home. He noted that the area currently consists of only a small walkway, which is used by neighborhood residents, church members, and others in the community. He also noted that people frequently use the area for walking and walking their dogs. Mr. Harris indicated that the proposed improvements will provide a better connection and benefit the community as a whole.

Public Comment
None

Adjournment
Mr. Langerholc made a motion to adjourn the meeting at 6:39 pm. Seconded by Mr. Lonsinger. All in favor. Motion carried.

Respectfully submitted,

T. Shomo

Tiffany Shomo
Secretary