

**CONEMAUGH TOWNSHIP PLANNING COMMISSION  
SOMERSET COUNTY**

Meetings 1<sup>st</sup> Wednesday of each month, unless advertised otherwise, at 7:00 p.m. in the Township Building, 1120 Tire Hill Road, Johnstown, PA 15905  
Phone: (814) 288-1400  
Fax: (814) 288-2135



Walter Fieser, Chairman  
Thomas Buzzard, Vice-Chairman  
Thomas Brown, Secretary  
George Erisman, Asst. Secretary  
Michael Pozun Stephanie Buncich  
Rob Euen

**AGENDA FOR THE REGULAR MEETING OF FEBRUARY 5, 2025**

**A. CALL TO ORDER:** By: \_\_\_\_\_ At: \_\_\_\_\_ P.M.

**COMMISSION ROLL CALL:**

\_\_\_\_ Thomas Buzzard    \_\_\_\_ Walt Fieser    \_\_\_\_ Stephanie Buncich    \_\_\_\_ Rob Euen  
\_\_\_\_ George Erisman    \_\_\_\_ Michael Pozun    \_\_\_\_ Thomas Brown

**B. FLOOR OPEN TO PUBLIC COMMENT ON THOSE MATTERS ON AGENDA:**

1. Name: \_\_\_\_\_ Residing at: \_\_\_\_\_  
Comment: \_\_\_\_\_

**C. MINUTES OF MEETINGS:**

Regular Meeting of January 8, 2025

- a. Corrections or Changes: \_\_\_\_\_
- b. Motion to Approve by: \_\_\_\_\_ 2<sup>nd</sup> by: \_\_\_\_\_ Ayes \_\_ Nays \_\_

**D. CORRESPONDENCE:**

**E. OLD BUSINESS:**

**1. REZONING REQUEST:**

PROPERTY OWNER:	David & Katrina Bassett
PROPERTY MAP NO.	S12-071-027-01, S12-071-030-00 S12-071-035-00, S12-075-040-00
REZONING PETITIONER:	Jason Ober, JCO Enterprise, LLC

- a. A request to change the zoning district designation of property located at the intersection of Tire Hill Road (SR0403) and Miller Picking Road (SR4039) from R-1, Residential to IL – Light Industrial has been submitted by Jason Ober, JCO Enterprise, LLC. This property consists of four tax parcels.
- b. The Planning Commission recommended to the Board of Supervisors that the Commission is in favor of the proposed rezoning amendment. **The Board of Supervisors approved this zoning district change on January 15, 2025. This item can now be removed from the agenda.**

**CONEMAUGH TWP. PLANNING COMMISSION – AGENDA – FEBRUARY 5, 2025**

**2. MINOR SUBDIVISION:**

PROPERTY OWNER: Robert E. & Sherry M. Shaffer  
PROPERTY MAP NO.: S12-058-049, 050, 015, 016  
APPLICANT: Robert E. & Sherry M. Shaffer  
ENGINEER / SURVEYOR: Randolph L. Cortese,  
Cortese Associates  
ZONING DISTRICT: R-1, Residential Single-Family

- a. This Subdivision Plan proposes to separate one lot and combine portions of that lot with each of the two adjacent lots. All three existing parcels are owned by Mr. Robert E. Shaffer, Jr. and Sherry M. Shaffer. The Shaffer's reside at 1690 Soap Hollow Road, Johnstown, PA 15905, and have a mailing address of P.O. Box 284, Tire Hill, PA 15959. Parcel A at 1690 Soap Hollow Road (Tax Map No. S12-058-049-00), containing 0.747 acre, will be combined with Parcel B, being a part of 1694 Soap Hollow Road (Tax Map No. S12-058-016-00), containing 0.612 acre, to create a new parcel containing 1.359 acre. Parcel D at 1712 Soap Hollow Road (Tax Map No. S12-058-015-00), containing 0.375 acre, will be combined with Parcel C, being part of 1694 Soap Hollow Road (Tax Map No S12-058-016-00), containing 0.187 acre, to create a new parcel containing 0.562 acre. The plan was prepared by Randolph L. Cortese, P.L.S. of Cortese Associates. This plan is dated December 17, 2024, with no revision date noted.
- b. **This subdivision plan was reviewed and approved by the Planning Commission at the January 8, 2025 meeting. The Board of Supervisors granted final approval of the plan on January 15, 2025. This subdivision plan has been recorded in the Somerset County Recorder of Deeds Office on January 25, 2025 in Plat Book Volume 49, Page 13. This item can now be removed from the agenda.**

**3. MINOR SUBDIVISION:**

PROPERTY OWNER: Norbert R. & Joyce O. Pikovsky  
PROPERTY MAP NO.: S12-006-012-00  
APPLICANT: Norbert R. & Joyce O. Pikovsky  
ENGINEER / SURVEYOR: Randolph L. Cortese,  
Cortese Associates  
ZONING DISTRICT: R2, Residential Multiple Family District

- a. This Subdivision Plan proposes to create one new parcel on the easterly side of Old Keafer Street (T-401). Lot 1, the residual tract, will contain 1.679 acre. The residue tract will retain 18.083 acre and have frontage along Keafer Hill Road (T-733). A sewer tap is already in place for Lot 1, as a manufactured home was on the site, which has now been removed, and the sewer billing has continued to be paid by the owner. The plan was prepared by Randolph L. Cortese, P.L.S. of Cortese Associates. This plan is dated November 30, 2024, with no revision date noted.
- b. **This subdivision plan was reviewed and approved by the Planning Commission at the January 8, 2025 meeting. The Board of Supervisors granted final approval of the plan on January 15, 2025. This subdivision plan has been recorded in the Somerset County Recorder of Deeds Office on January 25,**

**CONEMAUGH TWP. PLANNING COMMISSION – AGENDA – FEBRUARY 5, 2025**

**2025 in Plat Book Volume 49, Page 14. This item can now be removed from the agenda.**

**F. NEW BUSINESS:**

**1. SITE DEVELOPMENT PLAN**

PROPERTY OWNER: Conemaugh Township Supervisors  
PROPERTY MAP NO.: S12-065-002-00, S12-065-001-00,  
S12-065-020-00, S12-007-192-00  
APPLICANT: Conemaugh Township Supervisors  
ENGINEER / SURVEYOR: Gregory L. Elliott, RLA, The EADS Group  
ZONING DISTRICT: IL – Light Industrial

- a. This Site Development Plan depicts the construction of a 48’ x 72’ Salt Storage Pole Building and a 60’ x 80’ Equipment Storage Building at the Conemaugh Township Municipal Building, located at 1120 Tire Hill Road, Johnstown, PA. The plan was prepared by Gregory L. Elliott, RLA, The EADS Group. The plan is dated November 2024, with no revision date noted.
- b. This plan was reviewed by Walker Consulting Services. It is noted that the Site Development Plan was prepared by The EADS Group, the appointed Township Engineer, and no additional review was required by the Board of Supervisors.
- c. The Salt Storage Building does not meet the front yard setback requirement. A petition to the Zoning Hearing Board has been made for the necessary variance to the 50-foot setback requirement. A public hearing before the Zoning Hearing Board has been scheduled for February 11, 2025. Any approval of this Site Development Plan should be made contingent upon the approval of the setback variance.
- d. Commission action (if any offered at this time):  
Motion \_\_\_\_\_  
Motion by: \_\_\_\_\_ 2nd by: \_\_\_\_\_ Ayes \_\_\_ Nays \_\_\_

**G. GENERAL PUBLIC COMMENT:**

- 1. Name: \_\_\_\_\_ Residing at: \_\_\_\_\_  
Comment: \_\_\_\_\_

**H. SETTING OF NEXT MEETING:**

The next regular meeting of the Commission will be held March 5, 2025 at 7:00 pm.

**I. ADJOURMENT:**

Motion by: \_\_\_\_\_ 2<sup>nd</sup> by: \_\_\_\_\_ Ayes \_\_\_ Nays \_\_\_

The Planning Commission meeting adjourned at \_\_\_\_\_ p.m.