

**CONEMAUGH TOWNSHIP PLANNING COMMISSION
SOMERSET COUNTY**

Meetings 1st 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 APRIL 2, 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 February 5, 2025 (No meeting was held in March 2025)

- a. Corrections or Changes: _____
- b. Motion to Approve by: _____ 2nd by: _____ Ayes __ Nays __

D. CORRESPONDENCE:

E. OLD 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 approved by the Planning Commission on February 5, 2025 and the Board of Supervisors on February 19, 2025. The Zoning Hearing Board granted a variance to the front yard setback on February 11, 2025. This project**

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is awaiting approvals from PA DEP regarding a stream encroachment permit in the rear of the structures. This Plan can now be removed from the agenda.

F. NEW BUSINESS:

1. MINOR SUBDIVISION:

PROPERTY OWNER: The Highlands Group, LLC – Brian Durham
PROPERTY MAP NO.: S12-003-056-00
APPLICANT: The Highlands Group, LLC – Brian Durham
ENGINEER / SURVEYOR: Randolph L. Cortese, Cortese Associates
ZONING DISTRICT: RR – Rural Residential

a. This Subdivision Plan proposes to create two new parcels. Parcel No. 1, containing 96.468 acres, on the northerly side of Saylor School Road (SR 4018). Parcel No. 2, containing 1.805 acre, contains the maintenance facilities for the golf course located on Parcel No. 3, Residue. Parcel No. 3, Residue, will retain 68.692 acres. An access easement is depicted across Parcel No. 2 for access to Parcel No. 1. The plan was prepared by Randolph L. Cortese, P.L.S. of Cortese Associates. This plan is dated March 18, 2025, with no revision date noted.

b. This plan was reviewed by Walker Consulting Services.

c. Commission action (if any offered at this time):

Motion _____
Motion by: _____ 2nd by: _____ Ayes ___ Nays ___

2. MINOR SUBDIVISION:

PROPERTY OWNER: Matthew Duray
PROPERTY MAP NO.: S12-006-040-04 / S12-006-040-05
APPLICANT: David Duray
ENGINEER / SURVEYOR: David G. Duray, P.E.
ZONING DISTRICT: RR – Rural Residential

a. This Subdivision Plan proposes to create one new parcel (Lot No. 1), containing 10.16 acre, on the westerly side of Soap Hollow Road (SR 4041). Residue Parcel No. 2, the residual tract, will contain 75.11 acres. The existing Matthew Duray property consists of an overall 140.28 acre area, having the existing Parcel No. 1 (55.01 acre) and Parcel No 2 (85.27 acre), from a prior subdivision. The resulting total area of Parcel No. 1, and the revised Parcel No. 2, will contain 130.12 acre. The plan was prepared by David G. Duray, P.E. This plan is dated March 6, 2025, with no revision date noted.

b. This plan was reviewed by Walker Consulting Services.

c. Commission action (if any offered at this time):

Motion _____
Motion by: _____ 2nd by: _____ Ayes ___ Nays ___

3. MINOR SUBDIVISION:

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PROPERTY OWNER: Debra L. & Charles Shawn Varner
PROPERTY MAP NO.: S12-022-002-00
APPLICANT: Debra L. & Charles Shawn Varner
ENGINEER / SURVEYOR: Randolph L. Cortese, Cortese Associates
ZONING DISTRICT: RR – Rural Residential

- a. This Subdivision Plan proposes to create one new parcel (Lot 2) on the westerly side of Pike View Drive (T-881). Lot 1, the residual tract, will contain 1.084 acre. The new Lot 2 will contain 0.823 acre. An existing manufactured home is on Lot 2. The plan was prepared by Randolph L. Cortese, P.L.S. of Cortese Associates. This plan is dated May 15, 2023, with no revision date noted.
- b. This plan was reviewed by Walker Consulting Services.
- c. 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 May 7, 2025 at 7:00 pm.

I. ADJOURNMENT:

Motion by: _____ 2nd by: _____ Ayes ___ Nays ___

The Planning Commission meeting adjourned at _____ p.m.