

**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 SEPTEMBER 4, 2024

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 July 3, 2024 (No meeting in August 2024)

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

D. CORRESPONDENCE:

E. OLD BUSINESS:

1. SEWAGE FACILITIES PLANNING MODULE:

PROPERTY OWNER:	Brett Byers
PROPERTY MAP NO.:	S12-009-092-00
APPLICANT:	Brett Byers
ENGINEER / SURVEYOR:	SH Consulting
ZONING DISTRICT:	RR, Rural Residential

- a. This Sewage Facilities Planning Module, Components 1 and 4A, is for the creation of two new residential building lots. Lot 3, containing 1.363 acre, and Lot 4, containing 1.237 acre, the Residue Lot 1, containing +/-24 acre, are being created. Lot 2 was previously subdivided on July 12, 2011. There are existing dwellings on the Residue Lot 1 and on Lot 4, with existing on-lot sewage disposal systems, Lot 3 was tested for suitability and test results are attached to this Planning Module package. The Plan does indicate a Non-Building declaration for the Residue Lot tract. Section J of Component 1, and Component 4A, of the Planning Module package is to be reviewed by the Planning Commission.

- b. The Planning Commission approved the Sewage Facilities Planning Module on July 3, 2024, and the Board of Supervisors approved it on July 17, 2024. This information was sent to PA DEP for that agency’s review and acceptance. Acknowledgement from PA DEP has been received. This item can be removed from the agenda.**

2. MINOR SUBDIVISION:

PROPERTY OWNER:	Dwaine E. & Norma M. Mowery
PROPERTY MAP NO.:	S12-061-022-00, S12-061-023 & 008, S12-061-024
APPLICANT:	Dwaine E. & Norma M. Mowery
ENGINEER / SURVEYOR:	Randolph L. Cortese, PLS Cortese Associates
ZONING DISTRICT:	RR, Rural Residential

- a. This Subdivision Plan proposes to create a new parcel on the southerly side of Weber Road, with access to said Lot 2 by obtaining properties from two adjoining owners. Parcel A, containing 0.152 acre, is to be conveyed from Mowery to Paul W. Blackner, Sr., and Parcel C, containing 0.85 acre, is to be conveyed from Blackner to Mowery. The Blackner parcel will result in a total area of 1.065 acre after mergers. Parcel D, containing 0.157 acre, is to be conveyed from George E. Pelleschi to Mowery. The Residue of the Pelleschi, containing 0.587 acre, is to be merged with other lands of Pelleschi, Parcel F, containing 0.873 acre, resulting in a combined Pelleschi property containing 1.460 acre. Parcels C and D are to be merged with lands of Mowery to create one new Lot 2, containing 9.383 acre on the south side of Weber Road. The plan was prepared by Randolph L. Cortese, P.L.S. of Cortese Associates This plan is dated May 21, 2024, with no revision date noted.
- b. **The Planning Commission approved the Subdivision Plan on July 3, 2023. The Board of Supervisors approved the Plan on July 17, 2024. This subdivision plan has been recorded in the Somerset County Recorder of Deeds Office on July 23, 2024 in Plat Book Volume 48, Page 49. This item can now be removed from the agenda.**

F. NEW BUSINESS:

1. MINOR SUBDIVISION:

PROPERTY OWNER:	Daniel Lewis Berkhimer
PROPERTY MAP NO.:	S12-009-092-00
APPLICANT:	Daniel Lewis Berkhimer
ENGINEER / SURVEYOR:	Stanley Dean Kimberly, PLS Kimberly Surveying
ZONING DISTRICT:	RR, Rural Residential

CONEMAUGH TWP. PLANNING COMMISSION – AGENDA – SEPTEMBER 4, 2024

- a. This Subdivision Plan proposes to create two new parcels on the northwesterly side of Old Hershberger Road. Lot 1, the residual tract, will retain 24 acre. Lot 2 was previously subdivided from the property in 2011. Lot 3, containing 1.363 acre, and Lot 4, containing 1.237 acre, each have frontage along Old Hershberger Road. Sewage facilities planning has been completed and as been accepted by PA DEP. The plan was prepared by Stanley Dean Kimberly, P.L.S. of Kimberly Surveying. This plan is dated May 1, 2024, 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 October 2, 2024 at 7:00 pm.

I. ADJOURNMENT:

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

The Planning Commission meeting adjourned at _____ p.m.