

CITY OF JOHNSTOWN PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, June 4, 2025

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL:

The meeting was called to order at 5:01 p.m. The Pledge of Allegiance was recited.

The following members of Planning Commission were present for roll call:

Chairman Carthew and Commissioners Huchel, Shirt, Buday, and White. Commissioners Casals and Grandinetti were absent.

In addition, Codes Enforcement Manager Dave Williams and Economic Development Director John Rutledge were present. Barry Polster was also in attendance.

PUBLIC COMMENT (AGENDA ITEMS)- None

APPROVAL OF MINUTES:

Mr. White motioned to approve the Minutes of the May 7, 2025 Planning Commission meeting.
The motion was seconded by Mr. Shirt. A roll call vote was taken:

Planning Commission:

Laura Huchel- YES

Ian Shirt- YES

Donald Buday – YES

James White – YES

James Carthew – Chairman – YES

The motion passed unanimously.

ACTION ITEMS:

MOM'S HOUSE - R. DIRK VOORIES, PRESIDENT, ABD CONSTRUCTION SERVICES, LLC.

Mr. Voories presented revised site plans for the Mom's House project. He noted his firm being an architectural engineering firm registered for third-party plan review inspections. He had electronically sent a copy of the site drawing and landscape plan and stated, by code, there is more than enough parking on a side street and on the property behind. Mr. Voories provided an incomplete set of drawings for submission for a permit to build. He noted issues with a neighbor's driveway, which is on Mom's House property, and he had redesigned the building as a result. He referred members to the second drawing for further discussion. He commented the drawing had not been approved, and his suggestion of materials had not yet been confirmed by the owner.

Mr. Voories referred members to the elevation drawing for further discussion of possible changes that may be made. Fencing will be placed around the project and an E&S plan is ready to be submitted. He reported that all architectural drawings and MEPs are completed and close to being submitted for permit. Mr. Voories noted the two interior stairwells are not ADA but there is ADA access in the back of the building. He indicated the kitchen is a residential prep area. There was discussion regarding the fire suppression system.

Mr. White made a motion to approve the revised site plan for Mom's House. The motion was seconded by Mr. Buday and passed by the following roll call vote:

Laura Huchel- NO
Ian Shirt- YES
Donald Buday – YES
James White – YES
James Carthew – Chairman – YES

VISION 2025 - ROBERT FORCEY, EXECUTIVE DIRECTOR

Mr. Forcey presented with a subdivision plan for a three-bedroom veteran home. Randy Cortese, Cortese Associates Surveyors, was also present. Six parcels, 103 through 108, were being considered to become consolidated into three at the location, all contingent upon titles being transferred into Vision's name, which will be addressed at City Council's meeting. Mr. Forcey noted one would be acquired from the JRA and the other five would be from the Cambria County Recreation Authority. The County Planning Commission has already approved the plan. Somerset Avenue would be changed to Somerset Street on the recorded copy.

Ms. Huchel made a motion to approve the subdivision plan. The motion was seconded by Mr. White and passed unanimously by the following roll call vote:

Laura Huchel- YES
Ian Shirt- YES
Donald Buday – YES
James White – YES
James Carthew – Chairman – YES

SIDE-LOT PROGRAM - JOHN RUTLEDGE, CITY OF JOHNSTOWN ECONOMIC DEVELOPMENT DIRECTOR

Mr. Rutledge provided an update of the side-lot program and referred to a newer emailed document, which lists out the different checks and balances to make sure there is no issue with those individuals buying property. Ms. Huchel suggested properties purchased through the Cambria County tax sale be expanded to the County or City Landbank. There was

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discussion regarding securing liability insurance on a vacant lot. Changes would be made, and the document would soon be provided to Council.

Ms. Huchel made a motion recommending that Council approve the updated Side-Lot Program. The motion was seconded by Mr. White and passed unanimously by the following roll call vote:

Laura Huchel- YES
Ian Shirt- YES
Donald Buday – YES
James White – YES
James Carthew – Chairman – YES

OLD BUSINESS - None.

NEW BUSINESS

Chairman Carthew was concerned over the absence of Planning Commission member Tomas Casals. He will reach out to him regarding that concern.

REPORTS

DCED REPORT - JOHN RUTLEDGE, CITY OF JOHNSTOWN ECONOMIC DEVELOPMENT DIRECTOR

Mr. Rutledge provide an updated GIS and Comprehensive Plan. He created a revised complaint form compatible with GIS software. He noted starting to work on a Comprehensive Plan survey and stated already receiving 400 student responses. Mr. Rutledge will attend community meetings regarding the matter. Presentations will be provided at the steering committee meeting on the June 11, 2025, at 10:30 a.m.

There was discussion regarding another public art meeting. It was noted public art is associated with the Main Street Revitalization Plan. Ms. Huchel discussed the copper on top of the gazebo, and possibly Norm Ed could get involved in that. Matt Lamb will also be contacted.

PUBLIC COMMENT - NON-AGENDA ITEMS - None

RECESS/ADJOURNMENT: The meeting was adjourned at 5:48 P.M.