

PLAINS TOWNSHIP PLANNING COMMISSION
SECOND STREET
PLAINS, PA 18705

#49 June

MINUTES OF THE PLAINS TOWNSHIP PLANNING COMMISSION REGULAR MEETING
April 3, 2025



Mr. Pistack opened the regular meeting at 6:32 p.m. with Pledge of Allegiance. Meeting was recorded. Turn off cell phones.

ATTENDANCE

Mr. Pistack, Mr. Yozwiak, Mr. Clarke, Mr. Aritz, Mr. Evans, Mr. Argot, & Atty. Terrana were in attendance. A motion was made by Mr. Aritz and seconded by Mr. Evans to accept the minutes from the January, February and March 2025 regular meetings & to dispense of the readings. A vote was taken; all in attendance at the January meeting were in favor. February and March 2025 meetings were cancelled due to no agendas.

COMMUNICATIONS

Time extension for Rokom for 3-months to June 5, 2025. Motion by Clark and Evans. All for

HARRY'S U-PULL IT (JHI AUTO COMPANY LLC) MAJOR LAND DEVELOPMENT **Jude Cooney**

Joseph Kress. Recycling center for cars, find parts, check website and see if vehicle is available. Take out part yourself. Hazle Township 100 acres. Usually a 30-day rotation, gets crushed and gone for transportation to Hazle Twp for recycling. All fluids are removed depolluted prior to crushing and car gets shredded. Better metal zorba, metal frags, and fluff would be going to land fill. Some vehicles on the lot currently. Conditional use May 2011 and finding of facts Mr. Kress and Mr. Cooney are aware of this. Fire February 13th and March 24th were emailed and to Captain Van Luvender? Chain link fence and evergreen buffer. Won't be removing the trees they will be part of the buffer. I-1 zoning district can use 10' fence. Off street parking 40 stalls per zoning. Variance approved by the ZHB for 50' setback Use as junk yard would require 100'. Preliminary/final asking for. Verdantas review: #6 properties in common ownership. 2 entities need an access easement. Vehicle and pedestrian easement. Cart way is 20 feet; identify on the plan and acknowledge the easement on the final plan

Sewer water service. Sewer goes to a tank. Port o potties for customers. 2011 letter from Atty Menn; sewer line to be installed as part of the conditional use. Septic Sewage system Long run for the sewer pipe. Investigate the sewer parking blocks???? Where is the lateral? 5-6 employees 9 now. INVESTIGATE.

Estimated cost for improvements

Storm water basin 4:1 disturbs more land; # 21 for basin will have screening. Raised the basins bottom by 2 feet. Fire chief review; cost estimate; & financial security; signatures on the cover sheet of plans E & S and NPDES; sewer; access easement.

WAIVERS:

§22-301.1 allow submission of Preliminary/Final Land Development and finance security as part 7

§22-804.D(2) prevents earth disturbance on slopes of 25% except for grading for driveways.

§22-829.Q(2)(g) side slopes are to be max of 3' horizontal and 1 'vertical (3:1) requesting 2H:1V

§22-829.Q(2)(h) vegetative screening to be planted in front of basin perimeter fence requesting entire site is enclosed with a privacy fence. Fencing to be provided between the basin and auto

Added on at meeting: §22-406.A.5 copies of proposed deed restriction, easements etc. identify the easement; put on plan and will be recorded

Motion by Evans and seconded by Clark to grant 1-4 waivers. Vote was taken; all in attendance were in favor.

Mr. Cooney asking for Conditional Approval with the following conditions:

1. Review by the Fire Chief
2. Cover sheet has signatures

3. Cost estimate and financial security
4. E & S and NPDES
5. Listing of waivers on the cover sheet along with the approval dates.
6. O & M agreement
7. Confirmation of septic or sewer & has adequate discharge
8. Easement for both pedestrian and vehicular
9. Payment of fees and recording of plans

Based upon the finding of the sewer investigation to be reviews by Mr. Argot and Plains Twp Sewer Authority. Applicate to take the remedial steps to correct any deficiencies.

A motion was made by Yozwiak and seconded by Aritz. Vote was taken; all in attendance were in favor.

ADJOURNMENT

A motion was made by Mr. Aritz to adjourn at 7:32p.m. and seconded by Evans. All members in attendance were in favor. Next regular meeting is May 1, 2025 at 6:30 p.m.

Karen L. Rubasky
Recording Secretary


Thomas Pistack, Chairperson