

#35 May

PLAINS TOWNSHIP PLANNING COMMISSION  
SECOND STREET  
PLAINS, PA 18705  
MINUTES OF THE PLAINS TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
April 2, 2026



Mr. Yozwiak opened the regular meeting at 6:33 p.m. with Pledge of Allegiance. Meeting was recorded. Turn off cell phones.

**ATTENDANCE**

Mr. Yozwiak, Mr. Pistack, Mr. Evans, Mr. Clarke, Mr. Argot, Atty Terrana, and Mr. Stahovic were in attendance. Mr. Aritz was absent.

A motion was made to accept & dispense of the reading of the minutes from March 5, 2026. A motion was made by Mr. Pistack and seconded by Mr. Yozwiak. Vote was taken; all in attendance at the March meeting were in favor.

**Bear Peak Power Solar**

Project for solar farm off Maple/Pethick Dr. will need to be resubmitted as the time has run out and an extension has not been submitted. A call will be made to Megan Martis regarding this project. Have an extension for Zoning until January, 2027. NPDES was withdrawn. 90-days has expired and has to resubmit with the has to start in July 2026.

**Plains Animal Hospital Major Land Development (Dakota Sopko EIT, KSG Engineering/ Patrick McLaine Engineer)**

E & S not approved, need infiltration testing. HOP still waiting. Sanitary approval. Wetlands 90% pavement grass and gravel. Mr. McLaine asking for eliminating the environmental. The Board is requesting a letter stating that the site has no wetlands.

County Comments: #5 no mountable curbs. Jan 20<sup>th</sup>. County Planning is recommending body. Dakota said she 5,6,7, 12, 16 have been addressed. Still outstanding as per Mr. Argot and his review dated March 6<sup>th</sup>. 90-day will be expiring May. Needs formal letter for waivers. Will either ask for an extension and or waive the 90-day process. No conditional approval. Come in with the waivers in May.

**Valley Crest Real Estate LP Minor Sub/ Lot Consolidation (Michael Gula)**

Lot consolidation 5 parcels. 5 deeds create 3 lots from the existing. Will serve letters for water and sewage and sewage planning approval common to get done during the SUBDIVISION phase. Proposed lots 3, 4 and 5. Other 2 lots for radio towers 1 and 2. Creating lots 3, 4, and 5. Can sell them off. "No build waivers on the plan" Sewage Planning exemption received for entire lot. Exemption letter from DEP. New created lots and need to follow DEP Chapter 73. Sewage planning approval for Exemption again for the NEW 3 lots. Have for the perimeter but not the new lots being created. When creating new lots need this. A new lot requires a new exemption. Had to supply flow for entire lot, now the flow will be different to the new 3 lots. Gallons per day with the entire lot. Allocation can be different for the separate lots. Phase 1 is in the hole. Road is going along the edge. Lots will be like uses. High lot is not known yet as to what is going to be. Non-buildable lots as of now(3,4,5). As part of this subdivision, there is no building intention. During land development process, public utilities and sewage letters will be required. New Valley Crest Blvd.grant didn't come in. Relocation and realign to the perimeter of the property. Utilities will run through this area. RACP program for the road. UGI developer's agreement has been signed by Mr. Tamburro. Self-funding and has to take the leases letters of intent for 2000sf of building. Once leases are

signed then can be used as collateral for financing. All stores to open at the same time. Need HOP to open the retail stores. Road and stores to be opening 2028. 4-5 phases of the highway: red light, roadway etc. Is the road going to be dedicated to the Township? Commissioners aren't keen on the idea. If no dedication of the roadway, access easements are going to be required for the lots and nursing home. Existing easement is for Riverview/Timber Ridge. Decommissioned Valley Crest Blvd and use Bear Creek Blvd currently. 3,4,5 lots are owned by Tamburro. Need to have easements for lots that are not being owned by Tamburro. Modify the current easement. Put a note on the plan for access easements shall be provided during the land development phase. Access will be required when road opens. When road is decommissioned, how will trucks travel as per Mr. Evans? Gas line needs to be relocated. All stock piles will be depleted prior to stores opening. Parking lot sits low. Put on plan that old Valley Crest Blvd will be decommissioned. Valley Crest Blvd will have the name changed. Fill on new lot 5 is going to remain.

Waivers:

1. §22-604.A drawing scale not to be greater than 1"=50'
2. §22-606.F Willingness to serve letter by public utilities.
3. §22-606.M Sewage planning with the comment that lots 3,4,5 are non-buildable at this time
4. §22-804.C Evaluation of the tract's woodlands.

A motion was made by Mr. Evans and seconded by Mr. Pistack to grant the waivers. A vote was taken; all members in attendance were in favor.

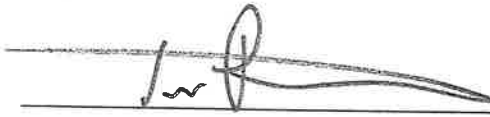
A motion to GRANT Conditional Approval based on the March 16, 2026 review letter from Mr. Stahovic (Isett) discussing the non-significant comments and information; legal access easements; monument markers are to be reset and payment of engineering fees by Mr. Pistack and seconded by Mr. Evans. A vote was taken; all members in attendance were in favor.

This stops the 90-day clock process. No extensions required and once conditions have been met, plans can be signed.

#### ADJOURNMENT

A motion was made by Mr. Evans to adjourn at 7:48 p.m. and seconded by Mr. Clarke. All members in attendance were in favor. Next regular meeting is May 7, 2026 at 6:30 p.m.

*Karen L. Rubasky*  
Recording Secretary

  
Adam Yozwiak, Chairperson