

**PLAINS TOWNSHIP PLANNING COMMISSION
SECOND STREET
PLAINS, PA 18705
MINUTES OF THE PLAINS TOWNSHIP PLANNING COMMISSION REGULAR MEETING
February 5, 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. Clarke, Mr. Evans, Mr. Aritz, Mr. Argot and Atty. Terrana were in attendance.

A motion was made to accept & dispense of the reading of the minutes from January 8, 2026. A motion was made by Mr. Aritz and seconded by Mr. Clarke. Vote was taken; all in attendance at the January meeting were in favor.

Valley Crest Commons Minor Subdivision (Tom Harley-Verdantas)

All items satisfied.

Plains Animal Hospital Major Land Development (Dakota Sopko EIT, KSG Engineering)

Approx. 57,000 SF structure at 260 South River Street; zoning variance granted June 2, 2025 for lot coverage; SWM: underground detention basin system travels to a level spreader and west to railway bed. Working through Mr. Argot's comments. Luzerne county conservation submitted as well comments from fire chief and HOP. Sanitary "will serve" letters from PTSA and WVSA. Mailer to sign off to Township for sewage module is with the Commissioners. Break ground 2028. Time limit is 5 years for planning and zoning 1 year to start; may ask for extension requests. 2028 to start. Zoning letter completed for responses to County comments. Copy given to Ms. Sopko.

Cataldo Medico Minor Subdivision (reversal) (Jack Simpkins PLS for KBA Engineering)

30-days for County to respond. Haven't received as of this meeting. Gray area on plans is a "paper road". Could be owned by the developers. Not on tax rolls. 1970 birchwood hills subdivision. Was not taken over by the twp. Herbert property ends this "road". Non-conforming existing lot prior to last zoning ordinance. How to get rid of "road". Chase the deed from Petrocelli (Cardoni's daughter), Pensier (Leo Pensieri's daughter), and George Sincavage to get them to sign (if paper road is abandoned) and they don't hold ownership to the "paper road". A quick claim deed would be established. Ms. Smedley Anzalone, relative of Medico spoke that Mr. and Mrs. Medico would like to have one tax bill. Land was bought from Anzalone family. Corner property and they don't hold ownership yet; have to settle the road first. Board will not act on the reversal until "road" is taken care of.

ADJOURNMENT

A motion was made by Mr. Pistack to adjourn at 6:53p.m. and seconded by Mr. Aritz. All members in attendance were in favor. Next regular meeting is March 5, 2026 at 6:30 p.m.

Karen L. Rubasky
Recording Secretary



Adam Yozwiak, Chairperson