

PLAINS TOWNSHIP PLANNING COMMISSION  
SECOND STREET  
PLAINS, PA 18705

#39 Feb.

MINUTES OF THE PLAINS TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
January 8, 2026

Mr. Pistack opened the regular meeting at 6:35 p.m. with Pledge of Allegiance.  
Meeting was recorded. Turn off cell phones.



**ATTENDANCE**

Mr. Pistack, Mr. Clark, Mr. Evans ABSENT, Mr. Aritz Mr. Yozwiak, Mr. Argot and Atty. Terrana were in attendance.

**REORGANIZATION OF THE BOARD**

Mr. Pistack appointed Atty Terrana as voting chair for reorganization of the Board. A motion was made by Mr. Aritz to nominate Mr. Yozwiak as Chair and seconded by Mr. Clarke. Mr. Yowziak accepted the nomination. A vote was taken; all Board members in attendance were in favor. Atty Terrana turned over the chair position to Mr. Yozwiak. A Motion was made by Mr. Clarke to nominate Mr. Pistack as vice chair and seconded by Mr. Aritz. Mr. Pistack accepted the nomination. A vote was taken; all Board members in attendance were in favor.

A motion was made to accept & dispense of the reading of the minutes from December 4, 2025. A motion was made by Mr. Clarke and seconded by Mr. Yozwiak. Vote was taken; all in attendance at the December meeting were in favor.

**Valley Crest Commons Minor Subdivision (Tom Harley-Verdantas)**

Tom Harley and Robert Tamburro were in attendance. Variance was granted by the ZHB. Add it to plans A subdivision to put the current radio tower on Bold Gold Media property to split into two. One for AM and the other for FM reception. This area is ideal since the transmission will be clear. 75' AM 150' FM. General Comments from Mr. Stahovic. PennDot may have an issue but PennDot did not respond for the Hearing. Tower on Lot 2 can they be switched? Need the stragic location for transmission from the Mohegan Sun radio station and the owner stated requires equal or better service. Am monopole freestanding as well as the Fm. He will purchase the subdivided lots and Valley Crest Commons will purchase the current "Bold Gold Media". Still outside ramp as for now on 81. Relocating as soon as possible. FCC approvals are required, approx..1 year. Upgrading with new technclgy. Right of way, NPDES and Financial Commitment are what is still needed.

Waivers/Conditional Approval/ZHB approval

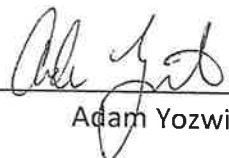
§22-604.A drawing scale; §22-605.F public utility letters, nothing going on now; §22-606.M no sanitary sewer being installed; §22-804.c no new construction as part of the subdivision so no evaluation of the tract's woodlands. A motion was made by Mr. Aritz and seconded by Mr. Pistack to approve the waivers. A vote was taken; all Board members in attendance were in favor.

Conditions: payment of fees, plans signed and recorded with Luzerne County.

**ADJOURNMENT**

A motion was made by Mr. Pistack to adjourn at 7:00 p.m. and seconded by Mr. Clarke. All members in attendance were in favor. Next regular meeting is February 5, 2026 at 6:30 p.m.

Karen L. Rubasky  
Recording Secretary

  
Adam Yozwiak, Chairperson