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PLAINS TOWNSHIP PLANNING COMMISSION  
SECOND STREET  
PLAINS, PA 18705  
MINUTES OF THE PLAINS TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
July 24, 2025

Mr. Yozwiak opened the special meeting at 6:34 p.m. with Pledge of Allegiance.  
Meeting was recorded. Turn off cell phones.

**ATTENDANCE**

Mr. Yozwiak, Mr. Clarke, Mr. Aritz, Mr. Stiner, and Atty. Terrana were in attendance.

**WAWA(John Cogan)**

Agreement of sale is running out with the Popple Estate. Waiting for PennDot approval. NPDES has individual permit. TIS. Asking for conditional approved with conditions being the Issuance of Hop, new traffic signal, maintenance agreement for private traffic signal, stormwater agreement and land development by Mr. Cogan. Wawa is buying their condo pad with a shared driveway and Popple Estate will lease or sell 2 additional condo pad units near E Main St and the amended final approval land development that WAWA is here for. PennDot district 4 can't won't issue the hop until post letter of credit for financial security for improvements bond. Lender requires all approval in hand before releasing funds. Go to closing with the conditional final approval and won't have hop. Engineer estimate is ok. Finalizing of the hop. Sewage planning and NPDES is complete. Signage is complete through zoning.

Motion was made by Mr. Aritz for conditional approval and seconded by Mr. Clarke with the conditions being: receiving HOP, all development documents that are required for the issuance of the plans and approval of the plan and operation of the site and Township engineering fees. A vote was taken; all Board members in attendance were in favor.


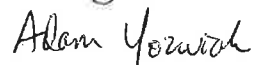
**JT POSH (Bear Creek Commons Phase 3) Hotel Only Woodspring Extended Stay 2016**

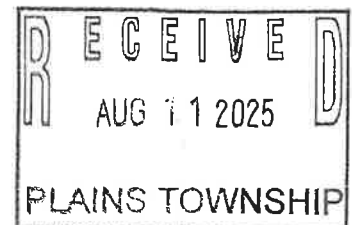
A+ E reviewed plans and plans were not filed within 90 days by Borton-Lawson as engineers for the owner after Board approval. Waiver is needed. Mr. Clarke made a motion to approve the recording of the plans after the 90-day deadline and seconded by Mr. Aritz. A vote was taken; all Board members in attendance were in favor.

**ADJOURNMENT**

A motion was made by Mr. Clarke to adjourn at 6:51 p.m. and seconded by Mr. Aritz. All members in attendance were in favor. Next regular meeting is August 7, 2025 at 6:30 p.m.

Karen L. Rubasky  
Recording Secretary

  
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Thomas Pistack, Chairperson  




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# TOWNSHIP OF PLAINS

## PLANNING COMMISSION

126 North Main Street  
Plains, PA 18705-6933

The Plains Township Planning Commission will conduct a special meeting on Thursday, July 24, 2025 at 6:30 p.m. at 50 Second Street, Plains, PA.

Plains Development Partners LLC is requesting a special meeting as the deadline for their Land Development approval is prior to the August 7, 2025 regular monthly meeting.

This request requires Planning Commission Board decision.

All interested parties may attend the public meeting.

Karen Rubasky  
Recording Secretary

