

#1 May

PLAINS TOWNSHIP PLANNING COMMISSION
SECOND STREET
PLAINS, PA 18705

MINUTES OF THE PLAINS TOWNSHIP PLANNING COMMISSION REGULAR MEETING
March 5, 2026

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

ATTENDANCE

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

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

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

HOP and E & S close. Sanitary planning submitted to DEP. Light plan is required and is a separate document. Building lights and poles. Infiltration testing is required and stormwater management. Timing was asked by Mr. Aritz. Zoning was June 2, 2025. Requires an extension. 2027 start building, opening doors 2028. Bottom floor of current Mr. McLaine requesting conditional approval. Still has to address Mr. Argot's comments. Making improvements so need new HOP. County comments are similar to Mr. Argot's. Use existing lateral. Change plans to say Prelim/Final. Owner is Pizzella. 260 River is the equitable owner. Consistency of the owner. Cost estimate missing and lights. No waivers. Signature blocks are to be 3x5. Easement should say property owner. PCSM report is to be signed and sealed. Operation and maintenance agreements. Landscaping plan is included. Legend doesn't agree on the plans. Board is not granting conditional approval.

ADJOURNMENT

A motion was made by Mr. Aritz to adjourn at 6:53 p.m. and seconded by Mr. Pistack. All members in attendance were in favor. Next regular meeting is April 2, 2026 at 6:30 p.m.

Karen L. Rubasky
Recording Secretary



Adam Yozwiak, Chairperson

