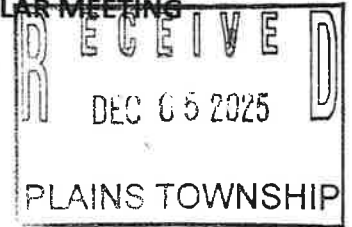


PLAINS TOWNSHIP PLANNING COMMISSION
SECOND STREET
PLAINS, PA 18705

#33 Dec

MINUTES OF THE PLAINS TOWNSHIP PLANNING COMMISSION REGULAR MEETING
November 6, 2025



Mr. Pistack opened the regular meeting at 6:30 p.m. with Pledge of Allegiance. Meeting was recorded. Turn off cell phones.

ATTENDANCE

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

A motion was made to accept & dispense of the reading of the minutes from October 2, 2025. A motion was made by Mr. Evans and seconded by Mr. Clarke. Vote was taken; all in attendance at the October meeting were in favor.

BEAR PEAK POWER (Mark Zimmerman—Morrison/Nuls Assoc.Engineers) (Nick Argot, Twp. Engineer Reviewing)

Megan Martis in attendance. 2.5 Megawatt solar project. Moved Storm water basin to the NE corner. New wetland delineation study to be in for review. Steep slopes would be a waiver request. Mr. Evans Inverter close to where ppl is located. Noise study for next meeting (February 2026 they will be in). Megan they will provide a noise study for February, 2026. Only make noise when sun is out 60 dbs. when next to them. Not converting when sun isn't out. Time: Construction time 6-8 months. Doing some grading on the site. Minor grading anything greater than 10% turf reinforcement netting to be put in. How close to homes on Chestnut with 50' setback, trees will remain. 15 acres of land less that this for the inverters. NPDES needs yet from conservation district. Infiltration testing just received. PPL has lines and will tap into one of the lines there for use for the buildings located nearby. Used locally and tap in. power produced will be used for commercial. Looking for conditional approval without all items. No county comments yet. August 7/June County comments was other application from other engineering company. Not offering any decision tonight. Prelim plan approval then final plans financial security Prior to construction. No HOP just NPDES. FINAL Plans: financial security, developer agreements etc. As Built and Final Plans. Outside agency needed is NPDES. Resident, Mr. Paul Newhart Tamarac and Chestnut asked there is a swale near the corner of his property put in by the Township about 10 years ago. Will it effect the swale and continue to have water flow, water flow will continue as is not going into Mr. Newhart's yard. Seven wetlands by Wilkes College in 1990's stated. Environmental Scientist only found 1. Wilkes did core samples, big one still there. Where does the buffer start, 50' setback from the property line. Mr. Newhart is stating that in the zoning ordinance the roadway is 50' right of way. One significant wetland. Respond to Nick and county comments, needs a new plan set. Final plans: financial security etc. Will be back in February 2026.

After NPDES received, submit a new plan set.

VALLEY CREST REAL ESTATE MINOR SUBDIVISION (Tom Harley, Verdantes) (Rock Stahovic, Twp Review Engineer)

Relocate radio towers on a lot. Subdivide a part of Valley Crest parcel into 2 lots along the 81 S ramp to the right that belong to Valley Crest Real Estate. Add access thru tower area, not doing a blanket easement. Mr. Evans asked about the roadway. Lot 1 will require an easement. Lot 2 fronts Valley Crest Blvd and can't be paved until utilities are in place. Mr. Tamburro is waiting for a grant for the utilities. The roadway will then be paved. Lighting when the roadway is complete. Bold Gold Media owns parcel where towers are currently. Subdivide then zoning. Lot lines, setbacks, not on current plan where the towers will be placed. Mr. Tamburro would have 2 subdivided lots. Bold Gold Media to be purchased eventually by Mr. Tamburro. Plans were not

revised yet. Waiver for the scale on second sheet, building is shown for the 2021 conditions will be different and #2-#4 waivers. If subdivision is approved, have 90 days to record. Waiver requests were presented. Were not voted on at this meeting. Plan revisions

DISCUSSION

Greystone lighting on the buildings and post mounted lights. There is glare. 7-9 PM. Down lighting as per Kevin Doyle at the meeting.

5' fence with 1' barbwire. Recommended 1 light to close. Has a lighting plan on the planning submission. Discussed the complaints from residents about changing them to motion lights and point the pole lights straight down. 4/4/24 discussion. Down lights and sensor lights. 5/2/2024

ADJOURNMENT

A motion was made by Mr. Aritz to adjourn at 7:27 p.m. and seconded by Mr. Evans. All members in attendance were in favor. Next regular meeting is December 4, 2025 at 6:30 p.m.

Karen L. Rubasky
Recording Secretary



Thomas Pistack, Chairperson