

PLAINS TOWNSHIP PLANNING COMMISSION
SECOND STREET
PLAINS, PA 18705

#2 Sept

MINUTES OF THE PLAINS TOWNSHIP PLANNING COMMISSION REGULAR MEETING
May 7, 2026

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

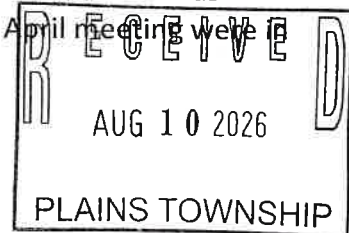
ATTENDANCE

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

A motion was made to accept & dispense of the reading of the minutes from April 9, 2026. A motion was made by Mr. Clarke and seconded by Mr. Evans. Vote was taken; all in attendance at the April meeting were in favor.

COMMUNICATIONS

None



BEAR PEAK POWER

Mrs. Rubasky spoke to the representative, Megan of Bear Peak Power. Has zoning approval until January, 2027. Planning submission has expired, has to resubmit.

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

#6 Wall pack lighting on the new building only. Area closest to S River will depend on street lighting. Operation to close at 5 pm., existing street lights. Far side closet to S River has lights as per Mr. Argot. No opposition from the Board. #7 Cnty. comments regarding the parking spaces 29 spaces shown and there are 34. ADA spaces are there. SALDO #17 HOP comments received this week from PennDot. #21 Financial security will provide to the Twp; coordinating with the owner and bank and Twp Solicitor. #29 soil testing is being done and **will update**. SWM #4 goes with #29. **Plan signing, need the deed**. Depending on the testing may change the SWM as per Mr. Argot. Wait for HOP and not needing NPDES. for a conditional approval as per Atty. Terrana.

Wait until HOP comes in and soil testing (changes to SWM may be possible) for any Conditional Approval. Requesting a time extension from zoning. Zoning approval for lot coverage was June 2, 2025.

Valley Crest Real Estate LP Minor Sub #2 (Tom Harley)

Revised plans. Sheet 2. Mr. Stahovic's review. Lot 3 and Lot 4 and Lot 5 Legal descriptions. Access easement to Timber Ridge/River View. All deeds match. Remove secretary block. When will road be complete as per Mr. Evans? **Decommissioning of road sheet #1 letter required** to acknowledge that now they no longer have the use of the road. Change of easement rights. Have to have all parties involved that the individuals sign to say ok. At least Timber Ridge road. Can't change with all consenting of the change. Need consent from all owners. Giving up the right to old road and start to use new one. Back to bear creek blvd. to be only used as emergency entrance/exit. Waiting for the signatures and needs to be signed. Conditional approval was granted at the April 2026 meeting conditions to be amended for the final approval. 1. Approval of all using the current road to agree to it being decommissioned and the new road to be used 2. Signatures 3. Engineering Fees paid. These items are required to get final approval. No time on the Conditional Approval. Escrow should be included in the fee schedule by the Commissioners, similar to Pittston Township's fee schedule by Atty. Terrana.

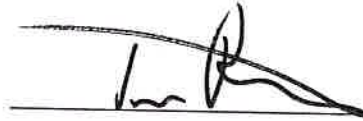
MotorWorld Lexus Major Land Development (Sam Stiner/Jack Bortz)

B-3 zoning district and has zoning approval for a 2200 sf addition for the extension of auto service for doors in and out. Sitting onto current impervious. No additional impervious. Level 2 SWM none required submitted to Joseph Heisler, MotorWorld for service reception is the addition to the building. Permits received: zoning; level 2 sw no impervious increase; and an e & s submission to Conservation District. SALDO waiver to submit prelim/final plan only. No comments from Mr. Stahovic as of this meeting.

ADJOURNMENT

A motion was made by Mr. Aritz to adjourn at 7:05 p.m. and seconded by Mr. Evans. All members in attendance were in favor. Next regular meeting is June 4, 2026 at 6:30 p.m.

Karen L. Rubasky
Recording Secretary

A handwritten signature in black ink, appearing to read 'Adam Yozwiak', is written over a horizontal line.

Adam Yozwiak, Chairperson
Tom Pistack, Vice-Chairperson