

**DALLAS TOWNSHIP ZONING HEARING BOARD**  
**Monday, January 21, 2019**

The Dallas Township Zoning Hearing Board held their monthly meeting on Monday, January 21, 2019 at 6:30pm at the Municipal Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

**Present were Robert Bayer, Chairman, Mary Rodriguez, Mary Barbara Gilligan, member, Carl M. Alber, Zoning Officer, Donald Karpowich Solicitor, Tammy Miller, Secretary, Court Stenographer, Judy Black and Interested Parties.**

Chairman, Robert Bayer opened the January meeting and asked if all members have received copies of the Minutes and Treasurer's report and will entertain a Motion. Secretary Miller stated her computer is upgrading and could not get a copy of the Treasurer's Report at this time. Motion to approve the minutes from December 17, 2018 was made by MB. Gilligan and seconded by R. Bayer. Motion was carried.

**Case #1**

**Mountainside Manor** - has requested a continuance for February's meeting. Solicitor, Karpowich stated we need a motion to grant the continuance for February 18, 2019. Mary Barbara Gilligan made a motion to grant the continuance and was seconded by Mary Rodriguez. Motion was carried.

Solicitor, Karpowich stated he received an email from Attorney Hoegen, labeling the entire requirements of the MPC. R. Bayer stated he has one question with regards to Zoning Officer, Carl Alber will not be here for that hearing. How is that going to be handled? Solicitor, Karpowich stated I made that clear to Counsel that Carl won't be here for February and we would hold a hearing in March for his testimony. **Continued for February 18, 2019.**

---

**Case #2**

**Linda Thoma** - 39 Campground Road, Dallas, Pa., is requesting a Special Exception under Section 502.2 for a home occupation, (Reconnective Healing (RH)) in an A-1 (Agricultural) Zoning District.

Bernard and Linda Thoma were both sworn in.

Linda Thoma said she would like to establish a home business, located at 39 Campground Road, Dallas, Pa. She is currently a reconnective healing foundational practitioner (becoming certified in January 2019). This is a healing energy service that involves no touching of the client(s). She is qualified to conduct these sessions in person; at her own home. The sessions will take place in the sunroom, where the client can either sit in a chair or lye down on a massage table, it'll be their preference. The sessions are by appointment only and will last up to one hour. It is a very energetic and healing process.

Solicitor, Karpowich asked how does one get qualified to do this? L. Thoma said in November she went for training in Chicago. The training is what gives her to be the foundational practitioner. Once she passes the test it'll grant her credentials to the next level to offer an additional version of the therapy.

Solicitor, Karpowich asked what are your hours of operation? L. Thoma told Karpowich she will not be open on Sunday's and she will take clients from 9:00am until 8:00pm. It would just be herself doing the healing process; no employees.

Solicitor, Karpowich stated on your application there are four parking spaces. Are they available in addition to parking for you and your husband? L. Thoma replied yes, we have a two-car garage. Chairman, R. Bayer stated the most you'll have of additional cars is if someone is finishing up a session and another client coming in. So maybe two additional cars at one time. L. Thoma replied yes.

Solicitor, Karpowich asked L. Thoma what is the square footage of the home? B. Thoma replied he thinks it is thirteen hundred (1300) square feet. Solicitor, Karpowich asked the size of the sunroom. B. Thoma replied three hundred (300) square feet. L. Thoma stated she will only be using a small portion of the sunroom. Solicitor Karpowich stated no maintenance of stock in trade or show windows or displays or advertising visible from outside of the home. Solicitor, Karpowich stated she will be permitted to have one (1) sign, that does not exceed two (2) square feet to display outside of the home in the yard/driveway.

Solicitor, Karpowich asked if she would be having deliveries. L. Thoma told him no.

Chairman, R. Bayer asked for a motion. Motion was made by MB. Gilligan to approve the request and seconded by M. Rodriguez. Motion was carried.

Solicitor, Karpowich stated Contingent upon hours and/or days of operation being Monday thru Saturday, between 9:00am and 8:00pm.

A two (2) square foot sign will be permitted to identify the home occupation service in front yard of home/driveway.

There were no objectors.

A motion to adjourn the meeting was made by MB. Gilligan and seconded by M/ Rodriguez. Motion was carried.

The meeting adjourned at: 6:55pm

**RESPECTFULLY SUBMITTED,**

*Tammy L. Miller*

**TAMMY L. MILLER, SECRETARY-TREASURER  
DALLAS TOWNSHIP ZONING HEARING BOARD**