

DALLAS TOWNSHIP
PLANNING COMMISSION

October 13, 2020

****MINUTES****

The Dallas Township Planning Commission held their monthly meeting on Tuesday October 13, 2020 at 7:00pm in the Administration Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

PRESENT

The following 9 individuals were present: Chairman Jack Dodson, Members; Robert Besecker, Jr., Charles Kishbaugh, Dan Jones, Walter Belchick, Township Engineer; Thomas J. Doughton, Solicitor William J. McCall, Secretary/Treasurer Tammy Miller, and Township Manager Martin Barry. Prior to the meeting all used hand sanitizer, all were wearing masks, and social distancing while at the meeting.

ABSENT: Zoning Officer; Carl M. Alber.

Approval of Minutes and Treasurer's Report:

Motion by **C. Kishbaugh**, seconded by Walter Belchick to approve the minutes from July 14, 2020 meeting and treasurer's reports from July, August, September, 2020. Motion carried.

Maple Street Subdivision – Solicitor McCall spoke on behalf of Atty., Donald Roberts for his client; Works, Words, Wonders, LLC. Solicitor McCall informed Atty., Roberts that they will be on the agenda for this evening, but chose not to attend. They had received Conditional approval September 10, 2019 was somewhat inappropriate. There were conditions listed that do not apply to a Preliminary Approval. It called for the delivery of a Developer's Agreement; Home Owners Association and the restrictive covenant to be submitted; all of which is a condition of Final Plan Approval. He has the DAMA Developer's Agreement, the O&M Agreement and the DEP Planning Module in which it was properly conditioned. Solicitor McCall informed Atty., Roberts that he would recommend to the Board that it was inappropriate. Atty. Roberts stated that he needs a letter from the PC that he has Preliminary Plan Approval. Otherwise, the utilities will not commit to providing service to the project. Solicitor, McCall stated he drafted a letter and will be put on Planning Commission stationery for signature by Chairman, Dodson if we adopt a Resolution to do so. It will simply indicate to whom it may concern: referencing; Works, Words, Wonders, LLC – Maple Street property. Please be advised that the conditions contained in the conditional preliminary plan approval issued to the above referenced Limited Liability Company, dated September 10, 2019, have been satisfied, thereby converting the Conditional Preliminary Plan Approval to an unconditional Preliminary Plan approval. Were just saying that all conditions that have to be satisfied have been; the ones that are necessary for Preliminary Plan Approval. T. Doughton stated his concern that the Developer is clear on not selling any of the lots until Final Plan Approval. Solicitor McCall and Chairman Dodson agreed to get in touch with his Attorney to make him aware of this. T. Doughton asked what the status for a construction schedule was. Solicitor McCall replied he had told Attorney Roberts that the agreement will reference an agreed construction schedule and at what stage each section will take place and the amount of money covering the inspections has to be delivered to the township pursuant to the agreement that he prepared. Chairman Dodson said so, if we

approve this agreement, then you will handle everything else. Solicitor McCall stated yes. C. Kishbaugh made a motion to approve the letter from conditional preliminary plan approval to unconditional preliminary approval. Seconded by D. Jones. Motion carried.

Solicitor McCall stated the developer has decided not to put up the performance guarantee because he is going to pay for it out of pocket on his own. He has drafted a Construction Inspection Escrow Agreement, which requires him to deposit a full amount of the inspection costs with the township not the Planning Commission and it has to continue detailed as far as the specific construction schedule and at what stage the inspections will take place.

There was a discussion on amending the Zoning Map as well as SALDO Amendments.

A discussion took place regarding Yalick Farms for an update.

Chairman Dodson said he was given a letter of resignation from Planning Commission member Walter Belchick. We wish you the Best, Walter. We will miss you!

Twp. Manager Barry stated the township received 2 letters of interest for a seat on the Planning Commission, in place of Mr. Belchick. Solicitor McCall stated make a motion that the Planning Commission has received 2 applicants for a vacant position on the Planning Commission and that we are forwarding information to complete for action by the Supervisors.

NOTE: The application for Randy Perry was received April 4, 2020 and Dan Mulhern's application was received August 2, 2020.

Solicitor McCall stated you should adopt a Resolution by motion and seconded; advising the Supervisors that there is a vacancy on the Planning Commission as a result of Mr. Belchick's resignation and that we are forwarding the 2 applicants who have in the past expressed an interest in serving on the Commission and if the vacancy occurs, that we find both to be highly qualified. R. Besecker, Jr. made a motion, seconded by D. Jones. Motion carried.

ADJOURNMENT

C. Kishbaugh made a Motion to adjourn the meeting, seconded by W. Belchick and carried. There being no further business, meeting adjourned at 8:15PM.

Respectfully submitted,

Tammy L. Miller

Tammy L. Miller,
PC Secretary/Treasurer