

DALLAS TOWNSHIP
PLANNING COMMISSION

May 12, 2020

****MINUTES****

The Dallas Township Planning Commission held their monthly meeting on Tuesday May 12, 2020 at 7:00pm in the Municipal Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

Present at the Municipal Building were: CHAIRMAN; JACK DODSON, MEMBERS; ROBERT BESECKER, JR., CHARLES KISHBAUGH, SECRETARY/TREASURER; TAMMY MILLER., TWP. MANAGER, MARTIN BARRY. Others connected through GO TO Meeting Phone Service were: DAN JONES, WALTER BELCHICK, TOWNSHIP ENGINEER; THOMAS J. DOUGHTON, SURVEYOR, RANDY PERRY

ABSENT: Solicitor; Benjamin R. Jones, and Zoning Officer; Carl M. Alber.

Approval of Minutes and Treasurer's Report:

Motion by **C. Kishbaugh**, seconded by **R. Besecker, Jr.** to approve the minutes from March 10, 2020 Meeting and treasurer's reports for the months of March and April 2020. Motion carried.

BELL MINOR SUBDIVISION – Surveyor, Randy Perry was presenting on behalf of Robert and Margaret Bell, 1050 Ryman Road Dallas, PA. The property is located in a (A-1) Agricultural District, with a total of 49.04 acres, along Ryman Road & Shupp Road, Dallas Township.

The applicant is requesting a waiver for showing contours and soils due to subdividing the seven (7) existing lots and reconfigure them into three (3) lots. Lot #1 and #3 has existing dwellings, well, and on lot septic. Lot #2 has existing well and on lot septic and driveway. No new construction is proposed at this time. The Bell's owns 6 of the Lots and Shanna Smith owns one (1) Lot, #31. Ms. Smith is included in this subdivision; she is buying a portion from the Bell's.

Luzerne County comments received May 5, 2020.

Per Dallas Twp. Engineer Representative, Tom Doughton's review, stated the waiver request is a reasonable request. However, comments from Luzerne County PC for the 25 ft. wide access easement should be conveyed to the new owner of Lot #2. R. Perry stated there is an existing gravel road that comes in off of Ryman Road and it goes to Lot #2. They utilize the drive to get to that property. What the County is saying is maybe they should've conveyed the 25ft. to Lot #2. Perry's comment to the County - Lot #1 utilizes that gravel road to get into their fields on the South side of Ryman Road because both their lot encumbers both sides of Ryman Road. Lot #2 would have to give an easement to Lot #1 to utilize it. It was put in the Legal descriptions that there is an access that exists, # 16. They could access off of Shupp Road, but this is the better access road. Maintenance will be the responsibility of Lot #2. Lot #2 will also be granted a utility easement through Lot #1 as shown on the plans. No evidence of a recorded utility easement has been found.

Doughton stated this subdivision qualifies for an exemption with regard to wetlands; there is no new construction being proposed at this time.

The applicant has completed the Storm water Mgt. application. However, this subdivision does qualify for an exemption as per Section 302 of the DT Storm water Mgt. Ordinance. Storm water Mgt. plans must be submitted prior to the issuance of any building permits.

Motion to approve the waiver request was made by Robert Besecker, Jr. second by Charlie Kishbaugh. Motion carried.

Motion for Final Plan approval was made by Dan Jones, seconded by Charlie Kishbaugh. Motion carried.

DALLAS TOWNSHIP SOUTHSIDE PARK – Township Manager, Martin Barry was representing on behalf of Dallas Township Board of Supervisors. We received **Preliminary Final Plan approval for the 25-Lot Consolidation**, Storm water was submitted, all documents have been submitted to DEP and Conservation District in regards to NPDES Permit. There is a Special Zoning Hearing Board Meeting May 26, 2020 and we are requesting a special exception to use the subject property as a public recreational facility in a Residential District.

Twp. Engineer Representative, Tom Doughton stated he reviewed documents that were recently forwarded in response to the new comments which was a new E&S Control Plan and application from Luzerne Conservation District. The NPDES application dated 5/4/2020. The new Post-Construction Storm Water Mgt. Plan and Narrative. A new wetland delineation Report, which indicated there is additional wetlands. All other comments are satisfied as far as the Park submittal. Tom stated his recommendation is for the Planning Commission to **grant conditional final approval pending the receipt of the NPDES Permit**. Doughton stated you need to acquire a NPDES permit when you are doing more than an acre of disturbance. The permit application was mailed in the beginning of May and hopefully receive it by June. No earth disturbance can take place until they receive that permit.

D. Jones has concerns in reference to the soil being very poor and if it will be an issue in the future with water run-off. Doughton said that is why DAMA is doing an MS-4 project within the area. They will be collecting all storm water across the highway as well.

Twp. Manager Barry stated Barry Isett is putting the specs and bid packets together to be put out for bid. We are still waiting to receive the NPDES and E&SCP Permits from Luzerne County Conservation District and DEP.

Robert Besecker, Jr. motioned for Conditional Final Plan approval subject to receiving the NPDES Permit, seconded by Walter Belchick. Motion carried.

ELMCREST PARK – Mr. Vincelli's was supposed to give a hardship letter to the Planning Commission stating why the PC is allowing him to split Lot 10 as a single Lot off from his Preliminary Development Plan and to be able to do it as Phase I and Phase II. Twp. Representative Engineer, Tom Doughton made a recommendation for Mr. Vincelli to get in touch with Solicitor Mosca to discuss the language for the hardship letter. All PC Board Members agreed to this decision.

B. Besecker made a Motion to adjourn seconded by C. Kishbaugh and carried.
There being no further business, meeting adjourned at 8:00PM.

Respectfully submitted,

Tammy L. Miller
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