

**DALLAS TOWNSHIP
ZONING HEARING BOARD
“Special Meeting”
MAY 26, 2020
MINUTES**

A Special Meeting of the Dallas Township Zoning Hearing Board was held on Tuesday, May 26, 2020 at 2:00pm at the Municipal Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania for the purpose to hear the following appeal: **Dallas Township Southside Park – Public Recreation Facility**

Present at the Municipal Building were: Chairman Robert Bayer, Board Member Mary Rodriguez, Solicitor Donald G. Karpowich, Zoning Officer Carl M. Alber, Secretary/Treasurer Tammy Miller, Township Manager Martin Barry, Stenographer from Sargent’s Court Reporting Service, and Media Specialist, Amanda Faneck was present and set up Facebook live to allow other residents to participate in the meeting. Others connected through Go To Meeting phone service were Supervisor Chairman William J. Grant, Supervisor Elizabeth A. Martin and Bryan Smith from Barry Isett and Associates and Board Member Mary Barbara Gilligan but could not participate during the meeting because of technical difficulty.

MINUTES and TREASURER’S REPORT

Chairman, R. Bayer opened the Special Meeting followed by the pledge of allegiance. M. Rodriguez made a Motion to approve the minutes from February 17, 2020 meeting and Treasurer’s Report(s) from February, March and April, 2020 seconded by R. Bayer and carried.

Dallas Township Southside Park, Property is located at Southside Avenue Dallas PA and Zoned R-1. Dallas Township Board of Supervisors, 105 Lieutenant Michael Cleary Drive Dallas, PA. is seeking a Special Exception pursuant to Section 2 (2-27) and pursuant to Section 504.2 in order to install a Public Recreation Facility. It does not meet the required permitted use that is required by the Dallas Township Zoning Ordinance.

Township Manager M. Barry stated the project consists of improvements to the existing park which is located on Southside 309 and Woodlawn and Sago Street. We want to put a new playground structure in and already have gone through a Reverse Subdivision Lot Consolidation of all the Lots to be put into one (1) Lot. When we were moving forward to start the process for construction of the Playground Facility; Zoning Officer, Carl Alber said we needed a special exception, due to the location being in a Residential zoned district.

Solicitor Karpowich asked if these are the plans for the Park and are these the plans prepared by Barry Isett dated April 30, 2020? Barry replied yes. Solicitor Karpowich stated we will mark this as Applicant (Exhibit -1), Dallas Twp. Park - Nature Playground and MS-4 Improvement Project Plan; dated April 30, 2020.

Solicitor Karpowich asked Barry, can you briefly describe the improvements, for the record. Barry stated the improvements being made will consist of: **removal of existing playground items with adding new playground structure, which includes a slide, merry-go-round, and other fixtures. There will be tree removal, grading of the land, vegetation and materials; construction of a new parking lot, walkways, play areas, retaining walls, drainage swales and basins and storm water infrastructure including inlets, piping, and manholes.” DAMA will be working with the Township in doing the MS-4 Improvement alongside of the park.**

Solicitor Karpowich asked if there are restroom facilities there now. Barry stated, there will be no restroom facilities because there is no water on that side of the park; it will just be a playground structure.

Solicitor Karpowich asked Zoning Officer, Alber if parking requirements have been met. Alber replied yes.

Chairman Bayer asked Zoning Officer Alber if he had any comments from residents. Mr. Alber said he did receive a few calls and referred them to Twp. Manager, Martin Barry to answer their questions or concerns and he said he received an email from resident Tom Dombroski and referred him to Zoning Secretary Tammy Miller; in which she emailed him the information that was required in order for him to be able to participate during the meeting.

Solicitor Karpowich asked Bryan Smith how many years he worked for Barry Isett and Associates. Smith stated 18 years. Karpowich asked if he is the architect that prepared the plans marked as Exhibit 1 was prepared by him. Smith stated yes it was. Solicitor Karpowich asked Smith if he agrees to the testimony that the Zoning Officer and Twp. Manager, Barry had given earlier? Smith replied, "Yes".

Solicitor Karpowich asked if the case was properly advertised and posted, and if the contiguous property owners had been notified. Zoning Officer, C. Alber stated, letters went out May 8th, property was posted May 12th and the ad was put in "The Citizen's Voice", May 12th and 19th.

Motion to **grant the Special Exception** Ms. Rodriguez, seconded by Mr. Bayer, motion carried.

ADJOURNMENT

Ms. Rodriguez made a Motion to adjourn the meeting, seconded by Mr. Bayer and Carried.
The Meeting adjourned at 2:12pm.

Respectfully submitted,

Tammy L. Miller

Tammy L. Miller,
Secretary/Treasurer