

## PLANNING COMMISSION MEETING

### **\*\*MINUTES\*\***

SEPTEMBER 14, 2021

The Dallas Township Planning Commission held their monthly meeting on Tuesday, September 14, 2021 at 7:00pm in the Administration Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

#### **ATTENDANCE**

The following individuals were present: **(Chairman)** Jack Dodson, **(Members)** Robert Besecker, Jr., Dan Jones, **(Solicitor)** William J. McCall, **(Secretary/Treasurer)** Tammy Miller. Prior to the meeting all necessary precautions were taken due to COVID-19.

**ABSENT:** **(Member)** Charlie Kishbaugh and Dan Mulhern, **(Twp., Engineer Representative)** Thomas J. Doughton **(Zoning Officer)** Carl M. Alber, **(Township Manager)** Martin Barry.

#### **Approval of Minutes and Treasurer's Report:**

D. Jones made a motion to approve the **Minutes** from August 10, 2021 Meeting and **Treasurer's report** from August, 2021. R. Besecker, Jr. second the motion. Motion carried.

**HSC Dallas, LLC – Preliminary Land Development and Minor Subdivision** – Mike Sanders, Director of Development from HIX SNEDEKER COMPANIES from Daphne, Alabama and Matthew Mazzella from Dynamic Engineering Consultants who is representing on behalf of HSC Dallas, LLC, (Tractor Supply) on SR 309 Highway. M. Mazzella stated they are here just to give an update on the overall project. Currently, they received a second (2<sup>nd</sup>) review letter from Township Engineer, Tom Doughton. Most of the comments have been addressed. There's one detail in the plans that has to be adjusted; everything else is administrative. Their Attorneys are currently working with the township in getting all the necessary agreements drafted and in place. Penn Dot is moving along smoothly and have approximately another 30 to 60-days before receiving their permit. The Act 537 Sewage Planning Module is moving along smoothly and is being coordinated with DAMA along with Dallas Township professionals and has been submitted to PA DEP on August 30, 2021. They are anticipating that within the next 30 to 60-days as well.

Right now, they are still working on storm water for the NPDES Permit; it has been a little challenging. They are possibly looking at a similar time frame as Penn Dot, maybe slightly longer. Over all, everything is going smoothly and are hoping to start construction in the Spring. M. Mazzella wanted to know if anyone had any questions regarding the project?

Mazzella stated they are working with SUEZ and will be extending the water line along the property frontage here (pointing to drawing). There will be a main extension so they can actually service future development or reconnect down to their other system. They already have the design in place and working on the agreements with them. There will be a new gravity system (shows manhole on plans) here. It will run down 309 highway and then up on Irem Road and connect to the manhole over here, (shows manhole on plans). There will be new gravity lines that will also service this development, whenever that may happen.

R. Besecker, Jr. asked, so when you take the sewer from the highway down to Irem; you're not going all the way down to the road intersection? M. Mazzella said No, we will not be going all the way down to where the intersection is. Just to where that property ends and then that has a long right-of-way from their property to the intersection. R. Besecker, Jr. stated it looks like it ends right at the intersection of Upper Demunds Road. M. Mazzella said that is correct. R. Besecker, Jr. said that makes sense, okay.

M. Sanders asked Attorney McCall if he was working with their Attorney Mr. Dickens on the agreements. Solicitor McCall stated they are almost finished and said he appreciates them keeping us advised. M. Sanders asked Mr. Mazzella how long do you think it'll be before we'll be back here? Mr. Mazzella stated he is hoping within the next sixty (60) days, you'll see us back here with enough permits in hand.

R. Besecker asked once you start construction how long is the construction period? M. Sanders replied, four to six months depending on the weather.

Secretary Miller stated to Mr. Mazzella and Mr. Sanders that she noticed the will serve letter from SUEZ is about to expire on October 26, 2021. Mr. Mazzella stated they will check in to getting an updated letter.

Solicitor McCall asked Secretary Miller when will their extension expire? Secretary Miller stated December 14, 2021, the night of our Planning Commission Meeting. Solicitor McCall stated before Mr. Sanders and Mr. Mazzella leaves, I wanted to indicate to the Board; we have provided draft agreements for an easement agreement and developers agreement, as acquired as part of the final approval process. Attorney Dickens who represents the applicant, made some minimal request for changes on the easement agreement. McCall stated nothing changes the substance of it in any way; it's a matter of language is all it is, in which McCall said he has no problem with. McCall stated he has marked up drafts that Mr. Dickens wanted him to consider and had no problem approving the easement agreement. McCall provided the marked-up agreements that Attorney Dickens provided to him.

The other agreement is the development agreement in which, McCall said he will have Secretary Miller email them out to the Board members and wait for their response with questions or concerns regarding the agreements. McCall stated he absolutely has no problem what's containing in the easement agreement. The development agreement is a twelve (12) page document and the only additions he's requested is that to provide the address of the project, the correct description of the developer of the project, and asked for it to say retail purposes. He will speak to Attorney Dickens on that. McCall stated he would prefer it to say "there will be no occupancy for any purpose, until final approval, etc., etc.

Mr. Mazzella inquired about the Stormwater Maintenance agreement. McCall said that is a separate agreement, but can acquire it by going to the storm water ordinance. Please pass along to Mr. Dickens the marked-up agreements have been provided to the board members and as soon as I have their confirmation that there are no objections from the Board, I will get to him and get what minor changes that need to be made. Mr. Mazzella said ok that sounds good.

**PUBLIC COMMENTS:** There were no public comments

**ADJOURN:**

D. Jones made a **Motion to adjourn**. Seconded by R. Besecker, Jr. and carried.

Meeting adjourned at 7:50pm.

***Next Meeting October 12, 2021 at 7pm.***

Respectfully submitted,

*Tammy L. Miller*

Tammy L. Miller, Secretary-Treasurer