

PLANNING COMMISSION MEETING
MINUTES
AUGUST 10, 2021

The Dallas Township Planning Commission held their monthly meeting on Tuesday, August 10, 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)** Charles Kishbaugh, Dan Jones, **(Solicitor)** William J. McCall, and **(Twp. Manager)** Martin Barry. Prior to the meeting all necessary precautions were taken due to COVID-19. In attendance via Go To Meeting / phone included: **(Member)** Daniel Mulhern.

ABSENT: **(Member)** Robert Besecker, Jr., **(Zoning Officer)** Carl M. Alber, **(Twp., Engineer)** Thomas J. Doughton and **(Secretary/Treasurer)** Tammy Miller.

Approval of Minutes and Treasurer's Report:

C. Kishbaugh made a motion to approve the **Minutes** from July 13, 2021 Meeting and **Treasurer's report** from July, 2021. D. Mulhern second the motion. Motion carried.

Secretary Miller via-emailed a tentative agenda to all PC Members, Solicitor, Engineer, etc. However, the agenda had changed and **HSC DALLAS, LLC (TRACTOR SUPPLY CO.)** stated they will not be attending the August 10, 2021 PC Meeting.

HOGAN SUBDIVISION – Surveyor; Randy Perry presented the plans on behalf of Patrick Hogan at July's PC Meeting. Solicitor McCall stated we issued a "Conditional Approval", subject to those notations. However, after reviewing the file, he also saw in their submission, requests for various exemptions of provisions from the SALDO. Twp Eng. had referenced in his comments that they were reasonable to ask for and should be rated. We did not make any reference to it in the conditional approval. McCall thought it would be appropriate this evening to amend the original approval indicating that as part of the application. The applicant has requested a series of exemptions as set forth in their application and that the Planning Commission **didn't** approve any of those exemptions. They need to amend the legend on the map. It would be appropriate to have a motion by which the PC either agrees to provide the exemptions requested or deny. Chairman Dodson asked do we have a motion to accept the following exemptions?

The applicant is requesting the following waivers:

- 1) Exemption from requiring a Storm Water Mngt. Permit Application – **there is no new construction.**
- 2) A waiver showing existing contour lines at an interval greater than ten (10) ft. **No new construction.**
- 3) A waiver from soil series, types and phases as mapped. **There is no new construction.**
- 4) With regards to wetlands, all plans must specifically address the subject of as to whether any wetlands are located upon the site. **This Subdivision qualifies for exemption.**
- 5) Storm Water Mngt. all plans must provide the application of correspondence from DEP and DAMA It qualifies for an exemption because storm water management plans can be submitted prior to any building permits.

Tom's recommendations - **they are all reasonable requests.** You can reference a motion to grant the exemptions requested by the applicant as said forth in the Twp. Engineer's review of the plan.

C. Kishbaugh made a Motion to grant the exemptions requested by the applicant's submission as said forth in the Township Engineer's review of the plan. Seconded by D. Jones. Motion carried

PUBLIC COMMENTS: **There were no citizens comments or requests for the website.**

Twp. Manager M. Barry stated the Supervisors, as well as citizen's have concerns regarding the SALDO. It was discussed briefly of having a work session in the near future or if there was nothing on the agenda for the next Planning Commission meeting.

Chairman Dodson asked Barry if there was a time-frame they would like to see this accomplished. Barry stated by January 1, 2022, if at all possible. Solicitor McCall stated that would depend on how many changes and how many times we meet in order to get it completed.

Next Meeting September 14, 2021 at 7pm.

ADJOURN:

C. Kishbaugh made a **Motion to adjourn**, seconded by **Dan Jones** and carried.
The Meeting adjourned at 7:25pm.

Respectfully submitted,

Tammy L. Miller

Tammy L. Miller, Secretary-Treasurer