

## PLANNING COMMISSION MEETING

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

MAY 10, 2022

The Dallas Township Planning Commission held their monthly meeting on Tuesday, May 10, 2022 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., Charles Kishbaugh, **(Secretary/Treasurer)** Tammy Miller and **(Twp. Manager)** Martin Barry. In attendance via Go To Meeting / phone included: **(Member)** Daniel Mulhern. Marketing Consultant Amanda Faneck was at the Administration Building to set up Facebook Live to allow additional residents to participate in the meeting.

**ABSENT: (Member) Dan Jones, (Twp., Engineer) Thomas J. Doughton and (Solicitor) William J. McCall.**

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

Chairman Jack Dodson opened the May meeting followed by the pledge of allegiance. C. Kishbaugh made a motion to approve the **Minutes** from April 12, 2022 Meeting and **Treasurer's report** from April, 2022. R. Besecker, Jr. second the motion. Motion carried.

**Saddle Ridge - Access Road Minor Subdivision for Sheet C-25 approval** – Representing on behalf of Halbing/Amato was Jason Moran from Northeast Layout Services. J. Moran said we are revisiting a very old project...Saddle Ridge. With the application being included all of Phase I, Phase II, and the missing sheet C-25 that was never recorded, which it includes the primary access road. J. Halbing saw that he was paying taxes on some property and wanted to get that off his books; one of which is the detention basin. The driveway has already been dedicated and accepted by the Municipality. We're just taking the old plan adding a cover sheet, updating it to the current county and municipal standards; primarily PIN #'s and including the previous sheets that were recorded, but won't be recorded again. We will only record the cover sheet and the planning sheet that was omitted, which includes the access road. I guess some of the primary things that we're trying to do is add the PIN #'s that were not shown on any of the previous recordings. These are not PIN #'s within the development; they are only for the little lots in the Friedman/Batner section with the main entrance drive to Saddle Ridge goes.

J. Moran stated it was approved in the submission, but it was never recorded. J. Dodson stated that is what Solicitor McCall is asking; was C-25 in the original submission. J. Moran stated it was the last sheet in the submission, it was after all the details and the road profiles, which don't get recorded. So, they probably went through and grabbed all the plan sheets, recorded them and didn't take the time to look to see if there were anymore sheets for recording. Chairman Dodson stated Solicitor McCall said it requires for you to appear at a meeting and establish a record that sheet C-25 was part of the original submission that was part of the plan that was approved by the Planning Commission. Dodson said McCall would like to review it to make sure it is an original copy and if it is he will prepare an affidavit for it and get signatures and attach it to sheet C-25 to get recorded at the County.

J. Moran stated the next step after that would be the dedication of the pond lots. Obviously, they can't be done until after this is resolved.

---

#### **Misericordia University - Preliminary Major Land Development Plans for a Sports Dome Project**

Representing on behalf of Misericordia University is Nick Argot, from Borton Lawson. Nick stated this is the Misericordia Sports Dome Project. Their plan is to put in a 170 X 360 sq. ft. athletic field, associated

with a sports dome. This is all on one property of 42 acres, near the campus, but separate from the University Campus. It's about the size of a football field. It will basically have a synthetic turf field and it'll have that dome covering, where you can put it up or take it down. I think they will most likely keep it up most of the time. It is smaller than the one they have in Wilkes-Barre. It complies with the maximum building height with the zoning ordinance; the height is fifty-five (55) feet. When MU was initially denied from the Zoning Hearing Board; based on the height of seventy-nine (79) ft the first time, they decided to go smaller and it does comply with the Zoning Ordinance. It also requires an NPDES permit; our limited disturbance is approximately six (6) acres. We did submit for an NPDES permit with the Conservation District. N. Argot said he will address Tom's comments:

**Utilities:** All the utilities stop here at the field house. They will extend down this paved road here. There will be gas, water, sewer and electric. The main entrance here with a garage building so it will be used for storing tarps and things. There will be a circular door at the one entrance in order to keep the dome pressurized at all times. The snow will sheet off the dome in either direction. That's really the purpose for the road around it. They have to keep the snow cleared away from the dome's fabric. It varies from ten (10) to fifteen (15) ft wide all the way around the dome, just for snow clearing.

**Storm Water Management:** Points from the drawing; everything from this area is going to come into a basin on the west side. The Toby Creek is down in this area; this stream here (points to drawing). There is in the zoning ordinance a one-hundred (100) ft. riparian buffer, in which we're staying out of. That's why we have the basin, to pick everything up and infiltrate the volume requirement and to release.

Chairman Dodson wanted to know about the parking. N. Argot stated to him there really is no parking. Argot said it is going to be mostly foot traffic; mostly kids on campus who are already parked. The paved road that is here is only about twelve feet wide. It's not ideal for two-way traffic. The only traffic for down here will be maintenance vehicles, or if they have a sporting event inside the dome; they may have an ambulance parked there.

R. Besecker, Jr asked there is no handicapped accessibility space? N. Argot said there is some room here and they were on the plan before. He said he could put a few ADA parking spaces there. Besecker stated I think you're going to need some there. That is a long walk for any grandparent's going to see their grand kids play.

N. Argot stated he did submit plans to the county for review, and haven't received their comments as of yet. I also, sent plans to the fire chief as well.

R. Besecker, Jr stated you have a lot of things going on at one time; you should see what the allotment is for that. N. Argot stated the way he is looking at this is that it is not going to increase the number of students on the campus. R. Besecker said right, but it's going to increase the potential activity of things going on at the same time. Seeing a part of the master plan of the campus, just to make sure it's not being over taxed here. Going over the plans and it shows they are limited the spacing of where the dome will be positioned.

Chairman Dodson asked if he received Tom's comments. N. Argot stated he briefly reviewed them. #4. He will address adding Bench marks to the plan. #6. is a letter from DAMA and WVSA saying they do have the capacity. N. Argot stated he has the letters from them both and will resubmit those. #8. A letter from the electric service, gas and water service, in which he is working on getting those. #9 Mentions the HOP's; there are said copies in this submission.

**Section 407.7** Sewage Planning Module exemption letter, which we are working on getting from DEP.

**Section 407.1** – A wetland delineation was performed; no wetlands exist on the site. It does not need to be verified by the Army Corps of Engineers.

**Section 701** – Financial Security Installation or Guarantee of Improvements: *We will get that once we near more towards approval.*

**Fire Protection:** The Land Development plans were submitted to the Fire Dept. on **4/19/2022**.

**Storm water comments:** We're waiting on Luz. Cty. Engineer comments for Storm water review. Storm Water Mgt. Permit Application has been submitted.

**Article V – Operation and Maintenance** for storm water management facility. We had to put a drainage easement on the drawing. That would give the township the right to enter the property to inspect storm water facilities. *We will address that.*

**Section 304** – a fence must be provided by the developer and placed around any detention basins. The last agreements: 1) The Developers Agreement w/ Dallas Twp. 2) Storm Water Management System Easement Agreement 3) Storm Water Management System O & M Agreement. We will work through those as we get closer to Final Plan Approval.

Last comment: The Zoning Officer should review the plan for applicable compliance to the Dallas Twp. Zoning Ordinance. N. Argot stated we did submit a zoning permit to Russ. We will work to address Tom's comments and I will talk with Misericordia regarding the parking.

It was also questioned regarding the one way in, one way out.

**PUBLIC COMMENTS:** There were none.

*Next Meeting June 14, 2022 at 7pm.*

**ADJOURN:**

Robert Besecker, Jr., made a **Motion to adjourn**, seconded by C. Kishbaugh and carried.

The Meeting adjourned at 7:27pm.

Respectfully submitted,

*Tammy L. Miller*

Tammy L. Miller, Secretary-Treasurer