

PLANNING COMMISSION MEETING

****MINUTES****

JUNE 14, 2022

The Dallas Township Planning Commission held their monthly meeting on Tuesday, June 14, 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., Dan Jones, and Dan Mulhern, (**Solicitor**) William J. McCall, (**Zoning Officer**) Russell Coolbaugh, (**Secretary/Treasurer**) Tammy Miller and (**Twp. Manager**) Martin Barry. No one participated via Go To Meeting. Social Media Administrator Amanda Faneck was at the Administration Building and set up Facebook Live to allow additional residents to participate in the meeting.

ABSENT: (Member) Charles Kishbaugh

Approval of Minutes and Treasurer's Report:

D. Jones made a motion to approve the **Minutes** from May 10, 2022 Meeting and **Treasurer's report** from May, 2022. D. Mulhern second the motion. Motion carried.

YALICK FARMS – Representing on behalf of Yalick Farms was Tim Connolly from Tetra Tech. Mr. Connolly apologized for missing the yearly update in March, but once he heard he needed to come before the PC he immediately updated the map and color coded it. He said, everything in “blue” are the address numbers. The building in “red” is another twelve (12) plex, we’re waiting on a permit for that. Everything in gray, is yet to be constructed. There are some areas of roadway within Yalick that is not ready for paving. We will be updating the plans yearly, as they decide what they plan on doing. Solicitor McCall asked Twp. Engineer T. Doughton if he had any questions. T. Doughton stated he received an advance copy from him. Solicitor McCall asked is it acceptable for updating? T. Doughton replied yes. R. Besecker, Jr., asked what is the schedule for all these other buildings? T. Connolly, stated all these could change at some point, but we know we can’t go over the two eighty-three (283) mark. Connolly stated he will be back next March.

SADDLE RIDGE – John Halbing was representing on his behalf. Halbing said this was approved back in 2005-2006. Halbing never realized that sheet C-25 never got recorded. Solicitor McCall said we told Jason what we need is an affidavit to be attached to the original that’s going for the recording; attesting to the fact that it is the original C-25, which was inadvertently omitted from the submission to the Planning Commission and the recorded document. We need some sort of certification that this is not different. Halbing asked is that something you want on the plan or separate? Solicitor McCall stated separate. Just make reference that it is part of what’s already been recorded. Halbing said okay. I’ll just submit it when it’s ready. Do we have to wait until the next meeting? Solicitor McCall told him the commission has to approve it. Halbing said okay.

MU PAYNE BLDG. RENOVATION – Representing on behalf of Misericordia University is Nick Argot from Borton Lawson Engineering. This is Misericordia Payne Land Development Project. I believe MU purchased the building about 2018-2019. They are looking to renovate the building for classroom space. It will be for their physical therapy program. There is a small private fitness center just for the university, not the public and another small area for maintenance facility for people to use in the back of the building. There’s not much of inlay of improvements to the building, other to inside. There will be a new entrance way into the building.

Outside, there were forty-seven (47) existing parking spaces on the property. Much of what you see here is just the parking expansion. We will be providing one-hundred thirty-nine (139) parking spaces. Solicitor McCall asked if the proposed use require additional parking spaces? N. Argot said yes, it does. McCall stated we would like to know by color coding of the map what is existing and what is upscaled. N. Argot said he could provide that, because he has a parking calc on the cover sheet of the plan. Right now, we are reconfiguring the parking slightly and can’t really point out to where the existing is. We’re kind of restriking the existing asphalt

pavement. The only other new site improvement is they are running a new 8" water main to the building and a new water meter down by 415. The building now needs to be sprinklered per code. New sidewalks will be put in, the existing ones are in rough shape. There is an existing basin here on the southside of the building; we will be modifying the outlets here, so modifying the existing basin to accommodate the increase of impervious here. The earth disturbance is less than an acre, so no NPDES permit is needed. Zoning Officer, Russ Coolbaugh asked if they are going to keep using the solar panels that are there? N. Argot told him yes, they are still in operation now. R. Besecker, Jr. asked are there plans to tie that building into Lake Street at all? N. Argot told him no. The grades are pretty significant between here and Lake Street, so I don't think a roadway would really work; you might get a pedestrian path. Solicitor McCall said did you receive Tom's comments? Argot replied, yes. Solicitor McCall stated since you now received the commentary; the commission has no problem with you working with Mr. Doughton from this point on.

Tom's Comments: We need to see an HOP. N. Argot said Penn Dot's One Map Program shows an HOP permit number. The only comment I have here and I don't know if Misericordia's going to have it; making alterations to the storm basin. You'll fall under the ordinance you have to have fencing. N. Argot said he will talk to Mark about that. He may want to do a split rail fence to put around it.

GEISINGER DALLAS CLINIC EXPANSION – Tom Holden from Borton Lawson was representing on behalf of Geisinger Dallas Clinic Expansion Project. Geisinger is looking to put in two (2) separate expansions on the existing building. The first expansion is approximately three hundred-sixty (360) sq. feet and the second is about forty-five (45) to sixty (60) sq. ft. In the current condition there is parking down the side here and a grass area. We are going to relocate that parking over here (shows on drawing). We will add some ADA parking spaces and then in the back reconfigure this area, so the current addition, there's a parking lot here, comes up and existing parking spaces here, so we want to relocate those and get additional parking here for the facility. They are adding three (3) practitioner's, eleven (11) staff members. So the increase of number of parking meets that requirement for Geisinger. For stormwater, we are doing an underground detention system here in the expanded parking lot area. We did do infiltration testing here to see if we needed to use this, but we were able to get everything underground to work.

Tom's comments: It's a small project. Chairman Dodson said you can work with Tom on the comments and bring them to the next meeting.

PERRY SUBDIVISION – Surveyor, Randy Perry represented for the Perry Subdivision via emailed a letter to withdraw their application on June 14, 2022. Solicitor McCall asked for a signed letter from the owner as well. R. Perry was informed of that and said he will get that to us. Solicitor McCall said the letter is fine.

SALDO – Twp. Manager M. Barry said just giving an update on the drafting of the SALDO. Gary should be sending it out to everyone by Friday. The supervisors approved at last Tuesday's meeting for it to be advertised and then a public meeting for the August meeting. He would like comments back before the public meeting, which is Tuesday August 5th.

PUBLIC COMMENTS:

Next Meeting: July 12, 2022 at 7pm.

ADJOURN:

D. Jones made a **Motion to adjourn**, seconded by R. Besecker, Jr and carried.
The Meeting adjourned at 7:32 pm.

Respectfully submitted,

Tammy L. Miller

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Secretary / Treasurer