

PLANNING COMMISSION MEETING
MINUTES
APRIL 11, 2023

The Dallas Township Planning Commission held their monthly meeting on Tuesday, April 11, 2023 at 7:00pm in the Administration Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

ATTENDANCE

The following individuals present were: **(Chairman)** Jack Dodson, **(Members)** Robert Besecker, Jr., Charles Kishbaugh, Dan Jones, Randy Perry, **(Alternate)** Ryan Stoa, **(Solicitor)** William J. McCall, **(Twp., Engineer)** Thomas J. Doughton, **(Zoning Officer)** Russ Coolbaugh, **(Secretary/Treasurer)** Tammy Miller and **(Twp. Manager)** Martin Barry, **Administrative Assistant** Kim Landmesser set up Facebook Live to allow additional residents to participate in the meeting. In attendance via Go To Meeting / phone included: **0**. Also present were: Britt Bassett from Bassett Engineering, Co., and Kyle Perry from Northeast Surveyors.

Approval of Minutes and Treasurer's Report:

Chairman Dodson opened the April meeting followed by the pledge of allegiance. C. Kishbaugh made a motion to approve the **Minutes** from March 14, 2023 Meeting and **Treasurer's Report** from March, 2023. D. Jones second the motion. Motion carried.

FELLOWSHIP CHURCH – Parking Lot Expansion, returns. Britt Bassett from Bassett Engineering was representing on behalf of Fellowship Church. They received comments from Twp., Engineer, County Planning comments and their engineer comments. They made a resubmission, which T. Doughton provided comments for, and were down to a few items. One item is we had sent the sewer enforcement officer an application back in October, of what we're doing. What we're doing is abandoning the sewer system that served the house. There's the house the church took over and they're going to put a parking lot around it. In the process were going to be able to park over the septic system. We applied to put in a lateral. The new septic system of the Church is large enough, and did that back in 2019. It seems odd that it's taking so long. The storm water was changed quite a bit; I which T. Doughton hasn't had a chance to look that over. We are waiting on DEP and County Conservation District to approve Chapter 102 permit, which is Erosion Control and Storm water. As far as Developers agreement, O&M, sewer easement. Those are things between the Solicitor and the church's attorney. Solicitor McCall stated to B. Bassett that he should get us copies for them to be signed for our files. It just gives us the chance to check them off.

Chairman Dodson asked Doughton for his comments. Doughton said B. Bassett touched base with some of them. We are still waiting on SEO's sewer permit. DEP Planning module has been approved; not sure where the actual permit is, but we need to have that. We should have received that by now. All it is, is an abandonment. NPDES permit and E&S plan approval; still waiting on that. Tom stated the other thing he touched upon was storm water facility, it's a whole different design, but he didn't receive the submittal in time to review it. Everything else has been satisfied.

Outstanding Issues: NPDES Permit, DEP Planning Module, and the Agreements.

Solicitor McCall said **are you stipulating on behalf of your client, that you are extending the Planning Commission 120 days to decide.** Britt Bassett replied **yes. 120 Days expire Wednesday, August 9, 2023.**

DALLAS TWP. POLICE DEPT. – Preliminary Land Development Plans – Tim Connolly was unable to attend, so Township Manager, M. Barry spoke on behalf of Dallas Township and granted the Planning Commission an **extension of 120 days**, from rendering a decision on this project. **The 120 days expire on Wednesday August 9, 2023.** They have not received any comments from DEP, as of yet. Chairman Dodson asked if the Planning Commission had any questions. There were none.

DALLAS TWP. ASTA - Minor Subdivision - Returns - Kyle Perry from Northeast Surveyors was representing on behalf of Dallas Township. K. Perry stated from the last meeting the only outstanding issues are: **DEP Planning Module**, and still waiting to hear from them. **Wetlands** were re-delineated and located and a revision was made to the plan. A revision date was added and that was in April. **Storm Water**- there is no development proposed as part of this subdivision submittal so, therefore, the subdivision is exempt from storm water planning. Chairman Dodson asked to see the plans where they moved the wetlands and asked Mr. Doughton for his comments. T. Doughton stated K. Perry read them already. K. Perry showed the PC Board that the wetlands are still in the same spot, just redefined on the drawing. Chairman Dodson asked the board members for comments. There were none. Solicitor McCall said it qualifies for Conditional Final Approval upon receipt of confirmation from DEP.

R. Besecker, Jr., made a motion to approve **Conditional Final approval upon receipt of confirmation from DEP**. Seconded by C. Kishbaugh. R. Perry abstained. D. Jones approved and Alternate R. Stoa approved. Motion carried.

PUBLIC COMMENTS: Chairman Dodson asked if there were any public comments. There were none.

Next Meeting May 9, 2023 at 7pm.

ADJOURNED:

B. Besecker, Jr., made a **Motion to adjourn**. Seconded by Dan Jones and carried.
The Meeting adjourned at 7:15pm.

Respectfully submitted,

Tammy L. Miller

Tammy L. Miller, Secretary-Treasurer