

PLANNING COMMISSION MEETING

****MINUTES****

MAY 9, 2023

The Dallas Township Planning Commission held their monthly meeting on Tuesday, May 9, 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**.

Approval of Minutes and Treasurer's Report:

Chairman Jack Dodson opened the May meeting followed by the pledge of allegiance. R. Besecker, Jr. made a motion to approve the **Minutes** from April 11, 2023 Meeting and **Treasurer's report** from April, 2023. D. Jones second the motion. Motion carried.

FELLOWSHIP CHURCH

– Parking Lot Expansion, returns. Britt Bassett was a no show. Solicitor McCall stated we are aware of the exchange of emails that they have approved the various agreements and Mr. Piatt has copies of them; all of which have been signed. They are almost okay. On the Developer's Agreement they failed to fill in a completion date for the project, which should be either one (1) year of the date of Final approval or from the date of the agreement. However, they have provided for signature of the development plan by the Chairman of the Board of Supervisors – Frank Wagner. Please contact them to make these revisions in the agreement. We cannot issue a final approval without a deadline for the construction time and of course Mr. Grants signature on it. Once all three (3) agreements have been signed by the township, they must be recorded and we have to receive recording receipts indicating the recording for each of those documents. Each of those agreements calls for a recording in the Recorder of Deeds Office as a specific item. The agreements they did send, show that each of them has been signed by the principal. They have done their part and once they make their final revisions, we should be fine. It would be appropriate for the Planning Commission to recommend to the supervisors that they execute those agreements once they are in final form. It would be appropriate to adopt a resolution that we recommend that the supervisors - Mr. Grant as Chairman, sign the agreements as well once we have final revised copies in our hands. 4M 10S Solicitor McCall said he would like tom to address if there is anything else outstanding. He thought the agreements were the final items, but is not sure. Waiting on Tom Doughton's comments. In the meantime, **Awaiting repair permit from DAMA's Sewage Enforcement officer which permits connecting the residential structure to the new on site system and allows for the proper abandonment of the old on site system for the structure. 2. Awaiting receipt of the NPDES Permit 3. The developers Architects and Engineers must supply the Township with a detailed construction schedule so that an estimate of Inspection hours can be developed and agreed upon. 4. Awaiting copies of all Executed agreements as approved by the Planning Commission solicitor.**

Solicitor McCall asked they have provided the agreements, at least they were emailed because he has received them; signed by the applicant. Requiring only signature by Mr. Grant as the Chairman of the supervisors. Unfortunately, the Development Agreement they provided has Frank Wagner as Chairman. They also, did not indicate a deadline date for the completion of the project and I asked

Tammy to call them and tell them we need a date to be inserted in the agreement; it's just blank. Other than that, it is recommendable to the supervisors and they have adopted a resolution to recommend his signature.

R. Perry made a motion recommending to the supervisors to adopt a resolution recommending Bill Grant's signature as Chairman. C. Kishbaugh second the motion. Motion carried.

Tom Doughton stated that is something we need to discuss between all of us. Every single Land Development will have to get an extension. DEP does not act on NPDES Permits anywhere from four to six months, which is absolutely ridiculous. No Land Development can meet the ninety (90) day requirement. Let alone HOP's, exemption letters for sewage, etc. Solicitor McCall said we may have to consider having the applicant grant an extension. Secretary Miller stated he did grant the Planning Commission an extension at the last meeting. It will expire August 9, 2023. Solicitor McCall stated we should be considering having them granting the commission an extension of however many days, so that we don't face deemed approval for the expiration of time.

Chairman Dodson asked if there was anything else with the Church. There was nothing. Dodson asked if anyone had anything for the Planning Commission. Twp. Manager, M. Barry stated Yalick Farms Development is coming up on their 1 year for as-built. They still have not done anything to address the sewer situation over there and turn them over to DAMA, which was a requirement of the planning Commission, correct? Dodson asked if they signed the papers and turn it over to DAMA. That's been a while ago. M. Barry stated no. DAMA did do an inspection and there were deficiencies found within the facilities they were supposed to address and turn over. They are on their last blocks of apartments being built now and they'll be denied sewer permits. M. Barry said Tom Keiper is keeping him updated on the situation.

T. Doughton stated they are due to come in for their yearly update. Secretary Miller stated the last time they were in here was June 14th of last year. Solicitor McCall stated we should send them a friendly reminder that it has been almost a year since their last update.

Twp. Manager M. Barry gave an update on the Police Station property. Late Friday afternoon, DEP sent a letter they reviewed from the second application that they requested. There are eight (8) comments to be addressed. Of the eight comments they want a second wetland delineation completed. So, our Environmental Engineer is working on that right now.

PUBLIC COMMENTS: There were none.

Next Meeting June 13, 2023 at 7pm.

ADJOURN:

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

Respectfully submitted,
Tammy L. Miller

Tammy L. Miller, Secretary-Treasurer