

PLANNING COMMISSION MEETING

****MINUTES****

AUGUST 8, 2023

The Dallas Township Planning Commission held their monthly meeting on Tuesday, August 8, 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, Randy Perry, **(Alternate)** Ryan Stoa, **(Solicitor)** William J. McCall, **(Twp., Engineer)** Thomas J. Doughton, **(Zoning Officer)** Russ Coolbaugh, **(Twp. Manager)** Martin Barry, **Police Department Administrative Assistant** Kim Landmesser and **(Secretary/Treasurer)** Tammy Miller. **Administrative Assistant** Kim Landmesser set up Facebook Live to allow additional residents to participate in the meeting.

ABSENT: (Member) Dan Jones

Approval of Minutes and Treasurer's Report:

Chairman Dodson opened the August meeting followed by the pledge of allegiance. R. Perry made a motion to approve the **Minutes** from July 11, 2023 Meeting and the July, 2023 **Treasurer's Report**. Seconded by R. Besecker, Jr. Motion carried.

KIRK SUBDIVISION – Mr. Kirk has extended to the Planning Commission a further extension in which to approve or disapprove in rendering a decision for his subdivision. There is one (1) item they have not been able to complete, which is the recording of two (2) deeds. This extension expires November 14, 2023.

DALLAS TWP. POLICE BLDG. – Twp. Manager, M. Barry said he would like to grant the Planning Commission an extension of time, but said it may not be needed. Solicitor McCall stated let the record reflect that on behalf of the Board of Supervisors, Mr. Barry has extended to the Planning Commission a further extension that will expire November 14, 2023 in order to complete the documentation necessary to obtain an approval. Chairman Dodson asked the Board if they were all in agreeance with that. Board members agreed.

Twp. Manager, M. Barry stated he would like to give an update. M. Barry stated they received approval from DEP on the sewer planning module and has received the NPDES Permit and still addressing some minor comments from county engineering. T. Connolly from Tetra Tech asked when he resubmits this plan, probably before the September meeting, should he keep it as Preliminary/Final or label it as Final plan? They are in a final plan state. Solicitor McCall asked what are they on record as with the commission? T. Connolly stated Preliminary/Final. Solicitor McCall asked, do you have revisions to make to the original? T. Connolly stated they are all done, and hard copies given to Tammy. What T. Connolly is asking, can they approve at the next month's meeting as preliminary and final? The answer is yes. T. Connolly stated he will label it final then.

T. Doughton stated that the new (revised) ordinance specifically says it cannot secure a building permit without Final Plan approval. Solicitor McCall asked to get T. Connolly a copy of a Developer's Agreement with DAMA. T. Connolly stated DEP approved it. T. Doughton said you're not installing any new sewer systems, except connecting to a lateral that's already in the lot. It doesn't require a developer's agreement. T. Connolly said correct. Solicitor McCall is requesting correspondence from DAMA saying that the project is exempt. T. Doughton stated we have a letter from DAMA saying sewer service is available and DEP approved the Planning Module. Solicitor McCall stated then there is no need for a developer's agreement. T. Connolly said the only thing that he needs to work on is getting the O&M Agreement prepared, along with other letters and things. T. Doughton stated don't forget his review letter needs to be addressed in writing. Tim said he will get that and label it as Final plan and get it here by next week.

PIAZZA SUBDIVISION – Representing on behalf of the Piazza family was Eric Kyttle, from Boundary Solutions, LLC Surveying. E. Kyttle stated there are six lots located on Poplar Street and they would like to turn them into one parcel, for tax purposes. There is no construction proposed. There are two (2) county comments:

There is a house address within the house property and the township road number was added to the plan for Poplar Street. It's obviously not on this plan and he said he did not bring any of the revised drawings with him.

Chairman Dodson asked Tom Doughton for his comments. T. Doughton stated the county comments came after his review letter. The sewer facility planning; if you read the engineer's comment; the applicant has submitted a copy of the email from PaDEP. Tom said he accepted it and put it in his review. Since that time, M. Barry had gotten sewer maps to check if there were ever sewers in that area. There were not. T. Doughton said he called the reviewer and said he felt that they don't need to go through the sewer facility planning module. They will not get a letter, because there is no sanitary sewer on that street. Solicitor McCall asked E. Kyttle to get some kind of correspondence from DEP indicating that they are satisfied. T. Doughton informed him to contact DEP, tell them you made a mistake – there are no sanitary sewers there. The house that is there is on an onsite system. There is no new construction, you're just combining lots. E. Kyttle stated he had no way to tell if there was underground sewage there and took the word of his client. Once he gets correspondence from DEP, he will see that Tammy and Tom receive a copy and go from there. T. Doughton stated even if it's an email. Storm Water – obviously, is exempt. There are no structures or new facilities being built on any of the lots.

Solicitor McCall stated if the commission were determined to grant a conditional approval this evening, it starts the clock, so be sure you can get what you want in that time period. E. Kyttle said he can't guarantee anything, but if it did pass the 90-days, he would come back and ask for an extension. R. Perry stated you're better off just waiting until the next meeting, when you have everything. E. Kyttle said he has no problem with that and withdrew his request for conditional approval.

YALICK FARMS – Yearly Update. Tim Connolly from Tetra Tech was present on behalf of Yalick Farms. T. Connolly stated there really hasn't been a lot going on there from a year ago, other than the patio homes and they started that building E. It is noted on the plans that it is currently under construction. Everything in blue that is the unit number there, they are all constructed. They never told him what the next thing to be built. He's not sure if they know just yet. The next thing might require a land development plan because it is not part of the PRD. We did extend the NPDES Boundary in order to cover the two buildings. Recently a wetland delineation was done where there were wetlands in the past. They uncovered a twenty-four (24) inch pipe that was dumped onto the property and rechanneled it down; that wetland dried up. DEP was perfectly okay with that. There could also someday be something happening in there. Solicitor McCall asked if the issue with the sewer line been resolved? T. Connolly said he is not familiar with all that. He said he doesn't think Yalick owns any of these sewer lines. Doughton said they have been going back and forth, because the developer's agreement states that the sewers will be turned over to DAMA, once they are complete and inspected. It needs to be resolved before any new land development. Solicitor McCall stated we just wanted to bring it to your attention, with the understanding if the sewer system isn't accepted, there isn't going to be anymore permits. You will need a resolution that the final plans will accommodate that turning the system over. T. Connolly said he will pass it along.

PUBLIC COMMENTS:

Next Meeting: September 12, 2023 at 7pm.

ADJOURN:

R. Besecker Jr. made a **Motion to adjourn**, seconded by C. Kishbaugh and carried.
The Meeting adjourned at 7:35 pm.

Respectfully submitted,
Tammy L. Miller
Tammy L. Miller
Secretary / Treasurer

