

DALLAS TOWNSHIP PLANNING COMMISSION
****MINUTES****
NOVEMBER 14, 2023

The Dallas Township Planning Commission held their monthly meeting on Tuesday, November 14, 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, (**Twp., Engineer**) Thomas J. Doughton, (**Zoning Officer**) Rusty Coolbaugh, (**Twp. Manager**) Martin Barry, (**Secretary/Treasurer**) Tammy Miller, and **Administrative Assistant** Kim Landmesser set up Facebook Live to allow additional residents to participate in the meeting. In attendance via Go To Meeting: (**Solicitor**) William J. McCall. There were 3 other people attending.

Approval of Minutes and Treasurer's Report:

Chairman Dodson opened the November meeting followed by the pledge of allegiance. D. Jones made a motion to approve the **Minutes** from October 10, 2023 Meeting and **Treasurer's Report** from October, 2023. R. Besecker, Jr. second the motion. Motion carried.

Old Business:

PIAZZA SUBDIVISION – Representing on behalf of the Piazza family was Eric Kyttle, from Boundary Solutions, LLC Surveying. E. Kyttle stated the one outstanding item was the DEP letter regarding as to whether they would or would not require sewage planning. A letter was received on October 12, 2023, saying that no sewage planning is required, and to his understanding that was the last outstanding issue before the Board. Eric stated he brought the revised plans, hoping for final approval tonight. He stated he had to omit 1 note for the call out for a public sewer system, because it doesn't exist and a letter from DEP.

Chairman Dodson asked Twp., Engineer T. Doughton and Solicitor McCall if they had anything on this. T. Doughton stated that was the only outstanding item. Solicitor McCall stated if he has met all the conditions, he's good. Chairman Dodson asked the Board for a motion for Final Plan Approval.

C. Kishbaugh made a **motion for Final Plan approval**. Seconded by R. Besecker, Jr. Motion carried.

New Business:

IREM TEMPLE A.A.O.N.M.S. – Minor Subdivision of Lands now or formerly of 556 Irem Road. Representing on behalf of Irem Temple is Matt Mendola from Mendola & Associates, P.C. M. Mendola stated they were hired by the Board of Irem Temple to do a minor subdivision of the existing residential lot that adjoins this golf course. They would like to subdivide a portion of that property and consolidate it to the Irem Temple Golf Course.

M. Mendola stated he received comments yesterday from the Engineer. There are a few conditions that need to be met, of course. **1.** DEP. **2.** HOP, along with a couple other small comments that need to be met. M. Mendola stated they do have a letter from DAMA saying that it complies, it's up to date, and that it's existing. He's questioning why they need DEP approval on a lot that is pre-existing. T. Doughton stated he put it in there; you can complete a non-building waiver., but the section that's going through Irem, it goes across a state highway; it's technically a buildable lot. M. Mendola stated, so we are not subdividing that as a separate piece. T. Doughton said you are consolidating. The entire Back Mountain is under a consent order of agreement, for sewage overflows. However, you still have the non-building waiver you can fill out or get a planning waiver from DEP.

On the HOP: Penn Dot has sent several letters to the township, that no subdivisions can be allowed on a state highway, unless there is proof of an active HOP on every driveway, whether it's been existing for thirty years or a hundred years...they want an HOP.

T. Doughton stated obviously, there is no development scheduled and they did not fill out a storm water application, so they are exempt. There is a wetland note on the plan.

R. Besecker asked T. Doughton if there was an issue with the layout? T. Doughton stated the Zoning Officer must certify that the lot for the home complies with zoning. You will need to get a letter from him stating that.

Chairman Dodson asked the Board, Solicitor, and Engineer if they had any questions. There were none.

Solicitor McCall stated the main property is added to the golf course. There has to be a deed put on record from the Shrine to the Shrine, in which both properties incorporated will then have a general description. Otherwise, we will have to deal with that Irem property as a separate application for a legal lot. M. Mendola stated they are doing a description for both deeds. McCall said description of being the property that is going to the golf course, has to be added to the deed that conveys to the golf course. So that way the property for sure it's not ever going to be developed as an individual lot and is incorporated as part of the golf course property. M. Mendola stated what we did as the survey, we went above and beyond the call for this property. We just didn't do the subdivided lot. We actually did the surrounding property. It shows the portion of land of the golf course with the actual road to it. It would be expensive to do a whole survey for three hundred and some acres of land. Mendola said they surveyed a portion of the golf course, all the way from SR 1016 Country Club Road and SR 1045. What they are going to do is amend the former deed of the golf course and add this description to that deed. Solicitor McCall stated that will suffice.

Chairman Dodson asked T. Doughton is the Country Club part a PRD or just the Masonic Village? T. Doughton stated the entire Country Club property is. Chairman Dodson asked so does it make a difference because of that? T. Doughton replied, yes, it does. R. Perry stated on the plan it says it is S-1. So, everything but this is a PRD. The lot that he's taking away out of this is going to be added to the PRD.

Chairman Dodson asked if he had any questions for the Board or Engineer while they are here? M. Mendola stated so, I'm just going to meet the conditions, correct? Once I have the conditions met, I just come back? Chairman Dodson told him yes. M. Mendola said, now for next months meeting, if all the conditions haven't been met, do I just wait and come to the next one? Chairman Dodson said yes, seeing this is your first time here. The 90 days will be up February 12, 2023. If you don't meet all the conditions after the 90 days, you can grant us more time in rendering a decision. Just send a letter to Secretary Miller and she will forward an email to us.

PUBLIC COMMENTS:

Next Meeting: December 12, 2023 at 7pm.

ADJOURNMENT:

A motion to adjourn the meeting was made by R. Perry. Seconded by C. Kishbaugh and carried.
The Meeting adjourned at 7:21 pm.

Respectfully submitted,
Tammy L. Miller
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Secretary/Treasurer