

PLANNING COMMISSION MEETING

****MINUTES****

OCTOBER 10, 2023

The Dallas Township Planning Commission held their monthly meeting on Tuesday, October 10, 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, **(Alternate)** Ryan Stoa, **(Solicitor)** William J. McCall, **(Twp., Engineer)** Thomas J. Doughton, **(Twp. Manager)** Martin Barry, **(Zoning Officer)** Russ Coolbaugh, **(Secretary/Treasurer)** Tammy Miller, and **Administrative Assistant** Kim Landmesser set up Facebook Live to allow additional residents to participate in the meeting. There were also 3 other people in attendance.

In Randy Perry's absence; Alternate Ryan Stoa filled in.

Approval of Minutes and Treasurer's Report:

Chairman Dodson opened the October meeting followed by the pledge of allegiance. C. Kishbaugh made a motion to approve the **Minutes** from August 8, and September 12, 2023 Meeting and **Treasurer's Report** from August, and September, 2023. R. Besecker, Jr. second the motion. Motion carried.

DALLAS TWP. POLICE BLDG. – Tim Connolly from Tetra Tech was representing on behalf of Dallas Twp., Board of Supervisors. T. Connolly stated at the last meeting which was August, all conditions have been met; except now we need to apply for a special exception with the Zoning Hearing Board, because of the impervious coverage. It was recently approved by the Zoning Hearing Board on September 18, 2023. He believes T. Doughton mentioned something about an O&M Agreement for storm water management. That agreement is usually between the Developer and the Township; guaranteeing that the storm water management will be maintained. But because this is a township project, there is a note on the plans that says: Dallas Township cannot change anything with the storm water management system, unless we receive prior approval from this board. So, it would be a waste of time to fill out the O&M Agreement. Solicitor McCall stated he agrees with Mr. Connolly. He also thinks the same would apply with the Financial Security. Solicitor McCall stated yes, there will be no financial security. Connolly stated he will submit final plans with all the signatures for recording for next months meeting, if that's okay. Solicitor McCall said he has no problem with that. Solicitor McCall asked T. Doughton if he had any comments or concerns. T. Doughton stated **all conditions have been met.**

Ryan Stoa stated if the storm water even without the O&M is it still in full compliance? T. Connolly said the NPDES Permit was approved by both the Conservation District and DEP, because this is a high-quality watershed. So, the actual storm water management system gets reviewed by DEP and that was approved a few months ago.

Ryan Doughton, Engineer from Trade Eastern, Inc., was also representing on behalf of Dallas Township. Ryan stated he spoke with Township Manager, Martin Barry regarding this issue, but wasn't sure if Planning Commission would want it. Ryan thought should we seek correspondence from the Board of Supervisors waiving any requirements of financial security, since they are going to request Final Plan Approval? Solicitor McCall stated in his opinion it is not necessary. Because the owner is the same entity... the Township. They are not bound by any of the requirements.

Chairman Dodson asked the Board members if they had any questions. There were none.

Solicitor McCall stated the plan would be appropriate for Final Plan approval.

Chairman Dodson asked for a motion for final plan approval. C. Kishbaugh made the motion for **Final Plan Approval**. Seconded by D. Jones. Motion carried.

Next Meeting: November 14, 2023 at 7pm.

Public Comments:

ADJOURNMENT:

Motion to adjourn the meeting was made by R. Besecker, Jr., seconded by D. Jones and carried.
The Meeting adjourned at 7:08pm.

Respectfully submitted,

Tammy L. Miller

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Secretary/Treasurer