

PLANNING COMMISSION MEETING
MINUTES
SEPTEMBER 12, 2023

The Dallas Township Planning Commission held their monthly meeting on Tuesday, September 12, 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, Representative)** Thomas J. Doughton, **(Zoning Officer)** Russ Coolbaugh, **(Twp. Manager)** Martin Barry, and **Administrative Assistant** Kim Landmesser. **Administrative Assistant** Kim Landmesser set up Facebook Live to allow additional residents to participate in the meeting; including **(Secretary/Treasurer)** Tammy Miller. Participating through Go To Meeting: **(Member)** Dan Jones.

Approval of Minutes and Treasurer's Report:

Chairman Dodson opened the September meeting followed by the pledge of allegiance. Chairman Dodson announced there are no approvals for tonight's meeting (September 12, 2023). We will do them at the next meeting in October.

DALLAS TWP. POLICE BLDG. – Twp. Mngr. M. Barry was representing on behalf of Dallas Township. Barry stated that Tim Connolly wanted to give an update and address the engineer's and county comments, but he couldn't be here tonight. The first thing we have to get taken care of for this project is go before the Zoning Hearing Board to get an exception on ground surfing. We will be attending the September 18, 2023 meeting, next Monday. Then, we will be ready to present to the Planning Commission for the October meeting.

Twp. Engineer Representative Tom Doughton stated it is dealing with the square footage of impervious.

Under Section **511.2 USES PERMITTED BY SPECIAL EXCEPTION**

It's either

- (a) the initial or cumulative earth disturbance activity which exceeds one-hundred thousand (100,000) sq. ft. of surface area;

which it's not, or

- (b) **the initial or cumulative construction, placement or installation which equals or exceeds thirty thousand (30,000) sq. ft., of buildings, structures and/or other impervious surface area.**

Chairman Dodson asked if there were any other questions on this project. There were none.

BRACE SUBDIVISION – Kyle Perry surveyor from Northeast Surveying was representing on behalf of the Brace Family. K. Perry stated that ninety (90%) of the property is in Franklin Township and there is a small piece in Dallas Township. So, we got through the soil testing and everything has been reviewed by Franklin Township and Luzerne County. The Franklin Township Engineer recommended that we come to Dallas Township Planning Commission to waive your rights to review the plan, since it's already been reviewed twice.

Also, testing has been done in Franklin, they are building in Franklin and the driveway will be in Franklin. Solicitor McCall asked there will be no construction in Dallas at all? K. Perry stated there will be no earth disturbance, in Dallas Township. Solicitor McCall asked Tom Doughton to weigh in on the situation. T. Doughton stated Mr. Perry called him regarding the situation. T. Doughton stated his son Ryan did the review. He is Franklin Township's Engineer. He does not see why it would have to go through subdivision here and to charge the applicant another fee to be reviewed by us. All utilities, onsite sewage system, and access are in Franklin Township. Solicitor McCall asked T. Doughton if there are any engineering matters, he would like to address for the part of the property that is in Dallas Township. T. Doughton said no. It's just a tiny little sliver at the end of the township. Solicitor McCall asked Perry is the sole purpose to consolidate into a single lot? K. Perry showed on the plans that they are creating

this buildable lot here and combining three (3) lots with an existing dwelling. It's just by default that this runs through here. Were keeping the whole project in Franklin Township. R. Besecker, Jr. asked the new lot you created here is being sold, correct? K. Perry replied, yes.

T. Doughton said he looked at the plan already and he has no comments. The ordinance does say if it borders or any part of it is in the adjoining community, it must be submitted here. We've had multiple subdivisions that bordered Kingston Township or Dallas Borough.

Alternate Ryan Stoa stated for K. Perry to submit copies of the plans when they are done, just to have them here on record. Solicitor McCall stated we need more than that. We need to have a recommendation by our engineer, because of the deep comprehensive review from the property that has spoke with Dallas and Franklin Township that it is the recommendation of the township engineer, that there be no requirement of an engineer's review. Otherwise, I don't see how we'd do it. The lot that remains in Dallas Township is sufficient for a building lot by itself and he would not feel comfortable waiving it. K. Perry stated it is not your standard size lot; it has 1.88 acres. McCall stated with the lot having sufficient land area, the Zoning Hearing Board were to grant a special exception, that lot could then become Lot 1 by approval of the Zoning Hearing Board. K. Perry said it's not even part of the subdivision. T. Doughton stated he could write the letter. Solicitor McCall stated we refer the matter to our township engineer for the issuance of a report upon which the Planning Commission does not take action. K. Perry replied sounds good. All Members agreed.

PUBLIC COMMENTS: No comments

Next Meeting: October 10, 2023 at 7pm.

ADJOURN:

R. Perry made a **Motion to adjourn**, seconded by R. Stoa and carried.
The Meeting adjourned at 7:15 pm.

Respectfully submitted,
Tammy L. Miller
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Secretary / Treasurer