

DALLAS TOWNSHIP
ZONING HEARING BOARD
OCTOBER 16, 2023
****MINUTES****

The Dallas Township Zoning Hearing Board held their monthly meeting on Monday, October 16, 2023 at 6:30 pm at the Administration Building, located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

PRESENT: Chairman Robert Bayer, Board Member Mary Rodriguez, (**Alternate**) Olin Smith, Zoning Officer; Rusty Coolbaugh, Solicitor; Donald G. Karpowich, Twp. Manager Martin Barry, Court Stenographer, Karissa Kross and (**Secretary/Treasurer**) Tammy Miller. Participating through Go To Meeting: 0

ABSENT: (**Member**) Mary Barbara Gilligan

MINUTES and TREASURER'S REPORT

Chairman R. Bayer, opened the October meeting followed by the pledge of allegiance. Mary Rodriguez made a Motion to approve the minutes from September 18, 2023 Meeting and Treasurer's Report from September, 2023. Seconded by Olin Smith. Motion carried.

SCOTT and STEPHANIE WILLIAMS, are seeking a Variance under Section 302.2 (A) to construct a Pole Barn at a maximum height of thirty-six (36) ft., where fifteen (15) ft is required. It does not meet the permitted use in the (A-1) Agricultural Zoning District as required by the Dallas Township Zoning Ordinance.

Property owner, Scott Williams was sworn in by the Court Reporter and introduced himself and his wife Stephanie. He said they are proposing to construct a Pole Barn on their property where they reside. at 257 Upper Demunds Road. It will be a secondary structure, along with their home located at 257 Upper Demunds Rd. The purpose is for general storage. The building will be approximately, 50' x 80' x 32' tall. He said they are still in the process of getting prices and wanted to make sure the Board was good with everything and to get the permit out of the way.

S. Williams stated the parcel outline is the primary parcel where their residents is located; it is approximately forty-four (44) acres. They own two (2) adjacent parcels that is outlined in blue on either side. The total acreage with all three (3) parcels is about seventy-three (73) acres. Solicitor Karpowich said based on the building location that is being proposed, would it be able to be seen from Upper Demunds Road? S. Williams stated he doesn't think so. You could use his house as a gauge as far as a physical buffer. With the fall foliage, you can't see much of their home from Upper Demunds Road. Karpowich asked what would the setback be from the front? S. Williams said there are four red lines that he marked on the drawing. The structure is represented by yellow, the setback from the front of the property from Upper Demunds road is approximately 585 ft. The distance from the side yard from the property line is 279'. However, at that point is where we adjoin a different parcel, that they also own. Karpowich asked and the rear is 1072'? S. Williams replied yes, that is correct. You said you were going to use it as a private garage. S. Williams stated yes, that is correct. Karpowich said all the things going in there are things that you own? S. Williams stated private things, yes.

Chairman Bayer asked the Board if they have any questions. There were none. Bayer asked if anyone in the audience had any questions.

Meagan Martinez, 279 Upper Demunds Road asked how far back off the road it will be? Karpowich said the setback is five hundred, eighty-five (585) feet from the road. Karpowich explained to M. Martinez where everything is on the drawing. Olin Smith stated the thirty-five-foot height is to the peak, not clear height. S. Williams said that's correct.

Clem Gover, 260 Upper Demunds Road said he has no objections to this project. He said given the size of the parcel and the clearance from the road, especially with the fall foliage, you cannot see the house from the road.

Solicitor Karpowich asked if there is anyone else with questions. There were none.

Chairman Bayer said he will entertain a motion at this time.

M. Rodriguez made a motion to approve the request for a variance and O. Smith seconded the motion. Motion carried.

ADJOURNMENT

Motion by M. Rodriguez to adjourn the meeting, seconded by O. Smith. Motion Carried.
The Meeting adjourned at 6:40pm.

Respectfully submitted,

Tammy L. Miller

Tammy L. Miller,
ZHB Secretary/Treasurer