

DALLAS TOWNSHIP
ZONING HEARING BOARD
SEPTEMBER 18, 2023
****MINUTES****

The Dallas Township Zoning Hearing Board held their monthly meeting on Monday, September 18, 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 Barbara Gilligan, Zoning Officer; Rusty Coolbaugh, Solicitor; Donald G. Karpowich, Twp. Manager Martin Barry, Court Stenographer, Karissa Kross. Participating through Go To Meeting: (**Secretary**) Tammy Miller,

ABSENT: (**Member**) Mary Rodriguez, and (**Alternate**) Olin Smith

MINUTES and TREASURER'S REPORT

Chairman R. Bayer, opened the September meeting followed by the pledge of allegiance. M.B. Gilligan made a Motion to approve the minutes from July 17, 2023 Meeting and Treasurer's Report from July, and August, 2023. Seconded by R. Bayer. Motion carried.

DALLAS TOWNSHIP BOARD OF SUPERVISORS, requests a Special Exception under Section 511.2 (b) to construct a Public Use Building (New Police Station) at 105 Lt. Michael Cleary Dr., (Lot 2). It does not meet the permitted use in a (I-1) General Industrial District as required by the Dallas Township Zoning Ordinance.

Township Manager Martin Barry spoke on behalf of the Dallas Township supervisors. M. Barry said there is two parts to this. The Supervisors had purchased a parcel next to the administration building for a new Police Station. With all the planning and zoning regulations, the one thing that came up with the plans and site work is that the disturbance and the square footage area will have to go before zoning, for a special exception. We are looking at an area about forty-five thousand (45,000) square feet, with the building, parking lot, sidewalks, and storm water.

Chairman Bayer asked if the board had any questions. There were none. D. Karpowich stated we will mark the plan as Applicant - exhibit - 1. We will do it in parts to show compliance with the zoning ordinance Section for a special exception.

Karpowich stated he has a couple of questions for the zoning officer: The property was posted, and that was at least a week prior to the hearing, correct? R. Coolbaugh replied yes, the day after Labor Day, September 5th. The properties are all in the Industrial zone I-1, correct? R. Coolbaugh replied yes. Karpowich stated so, the Industrial Park is next to the current Municipal building and the lot on the other side is vacant? R. Coolbaugh replied correct to both questions. Karpowich said in the terms of Industrial property and the narrative that was presented by the township manager; so that's indicated in your public notice and that it appeared in The Citizen's Voice on two (2) occasions? Not more than thirty (30) days, not less than seven (7) days, prior to this hearing. Is that correct? R. Coolbaugh replied, yes. Karpowich stated let's mark those public notices – proof of publication as applicant – exhibit #2.

Chairman Bayer asked if there was anyone to voice from the community? There was no one.

M.B. Gilligan made a motion to approve the request for a special exception as noted. R. Bayer seconded the motion. Motion carried.

ADJOURNMENT

Motion by M.B. Gilligan to adjourn the meeting, seconded by R. Bayer. Motion Carried.
The Meeting adjourned at 6:40pm.

Respectfully submitted,

Tammy L. Miller

Tammy L. Miller,
ZHB Secretary/Treasurer