

PLANNING COMMISSION MEETING  
\*\*MINUTES\*\*  
FEBRUARY 13, 2024

The Dallas Township Planning Commission held their monthly meeting on Tuesday, February 13, 2024 at 7:00pm in the Administration Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

**ATTENDANCE**

The following individuals were present: (**Chairman**) Jack Dodson, (**Members**) Charles Kishbaugh, Dan Jones, Randy Perry, (**Alternate**) Ryan Stoa, (**Solicitor**) William J. McCall, (**Twp., Engineer**) Thomas J. Doughton, (**Zoning Officer**) Russ Coolbaugh, (**Twp. Manager**) Martin Barry and **Administrative Assistant** Kim Landmesser set up Facebook Live to allow additional residents to participate in the meeting. In attendance via Go To Meeting / phone included: (**Secretary/Treasurer**) Tammy Miller.

**ABSENT: (Member)** Robert Besecker, Jr.

**Approval of Minutes and Treasurer's Report:**

Chairman Jack Dodson opened the February Meeting followed by the pledge of allegiance. C. Kishbaugh made a motion, seconded by D. Jones to approve the **Minutes** from January 9, 2024 Meeting and **Treasurer's report** from January, 2024. Motion carried.

**T/D/B/A LAND DEVELOPMENT Co. & MARY LAWLER-** Mike Kopec, surveyor was representing on behalf of Bernie Banks and Mary Lawler. Kopec stated that county comments have been received and the letter from DEP. M. Kopec stated the only thing now is if you will give us a waiver for the wetland delineation. Chairman Dodson said we will see what the Township Engineer recommends. T. Doughton stated he recommended that waiver along time ago. The only thing they were lacking was the sewage Facility Planning Module approval. It finally came and there is nothing else outstanding.

Chairman Dodson asked if anyone had any comments. R. Perry said he does. He stated he has the minutes from March 9, 2021. He read that McCall stated we need a proposed deed, a road maintenance agreement. Tom stated we don't need a maintenance agreement, it's a public street.

Solicitor McCall stated that the commission has to vote on whether to grant a waiver on the wetland delineation. It has been recommended by the engineer that we waive the wetland delineation. So, it's up to the commission to either waive it or not to waive it. T. Doughton said technically, if you read the ordinance, it's really not a waiver. It says, if no development is planned on the lot, the applicant does not have to perform a wetland delineation. There is no Development proposed as of right now, as this subdivision sits.

Chairman Dodson said is everyone okay with that? R. Perry said he still has a comment about it. He asked Secretary Miller for the last minutes on this, because he was not here for this. R. Perry said in the minutes from March 9, 2021, it specifically says that Birch Street ends at the first lot, it's not a public road after that, they have an easement for the second lot and it states that they need a maintenance agreement. T. Doughton stated they did do a maintenance agreement, and it is a public street. Chris Vincelli just built a house there and it borders on Township roadway. Chairman Dodson said so basically, they have everything. T. Doughton said correct.

Chairman Dodson asked for a motion for Final Plan Approval. C. Kishbaugh made a motion, seconded by D. Jones. Motion carried.

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**IREM TEMPLE A.A.O.N.M.S.** – Solicitor McCall stated a waiver was received for the Planning Commission to consider for approval or disapproval for an extended of time for action till May 6, 2024. Unfortunately, it was

submitted; signed only by the surveyor, Mr. Mendola. To the best of his knowledge, legally, surveyors do not have the authority to bind their client to enforce the ordinance. You need to get someone with the position of authority from Irem Temple to sign the agreement with the agent. It has been signed by a Mr. Gallagher. McCall said he assumes that Ms. Miller has cleared the fact that he possesses authority by virtual of his office to extend to the Planning Commission the time period we need to continue considering this application. This is in satisfaction of item #2. The conditions of being on the agenda, and insisted it being there, for if they did not get this extension signed by the principal of Irem, he would be advising the commission to deny the application. So for now, there is no need to make a decision until May 6, 2024.

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**DALLAS TOWNSHIP SOUTH SIDE NATURE PARK** - this is an informational update for the Planning Commission. Going back as to 2019, 2020, and 2021 the park features are completed. We are now in the process of doing as-builts and final survey. There is an adjustment to one of the storm water features and will be presented with the as-builts. Right now, the park and the features that were originally planned were going to be close to the stream, but in the design and construction, everything had to be moved back closer to 309 and went from an old feature to more of a football shape feature. The parking lot is in, playground feature and safety surface are in, the sidewalks and retaining wall, all the planting of the trees and at this time the township has been working with an environmental engineer to amend the NPDES permit to improve all the park properties in preparation for phase II and phase III of the park improvements. The as-built plans will be presented in the upcoming year to the Planning Commission as well as presenting phase II and Phase III. Chairman Dodson questioned that all includes all the lands, even on the other side of the trees? Twp. Mngr. M. Barry stated the Environmental Engineer is taking care of everything that was not included in Phase I NPDES and is amending that with DEP to include all of the park and that were ready as funding comes in for construction of Phase II and Phase III. We want to update the Planning Commission that again the park features, the sidewalks, retaining wall, benches, safety surface, tree planting; the majority of the MS4 improvements and also the entire improvement of Southside Drive has been completed.

Solicitor McCall stated his concern is he would expect tom to review and determine on behalf of the commission whether the as-builts are in substantial compliance with the initial approved plans. M. Barry stated the Planning Commission Secretary will be given substantial amount of time to get everything out for everyone to review and schedule a meeting accordingly.

M. Barry mentioned to Chairman Dodson, that Secretary Miller did get on 5 minutes into the meeting.

**PUBLIC COMMENTS:** There were no public comments.

*Next Meeting March 12, 2024 at 7pm.*

**ADJOURN:**

R. Perry made a **Motion to adjourn**. Seconded by D. Jones. Motion carried.  
The Meeting adjourned at 7:27pm.

Respectfully submitted,

*Tammy L. Miller*

Tammy L. Miller, Secretary-Treasurer