

PLANNING COMMISSION MEETING
MINUTES
APRIL 9, 2024

The Dallas Township Planning Commission held their monthly meeting on Tuesday, April 9, 2024 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**) Charles Kishbaugh, Dan Jones, Randy Perry, (**Alternate**) Ryan Stoa, (**Solicitor**) William J. McCall, (**Twp., Engineer**) Thomas J. Doughton, (**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 7 other people in attendance.

ABSENT: Robert Besecker, Jr., (**Twp. Manager**) Martin Barry

Approval of Minutes and Treasurer's Report:

Chairman Dodson opened the April meeting followed by the pledge of allegiance. C. Kishbaugh made a motion to approve the **Minutes** from March 12, 2024 Meeting and **Treasurer's Report** from March, 2024. R. Perry second the motion. Motion carried.

DALLAS DEVELOPMENT PARTNER'S, LLC - Proposed Wawa Food Market & Fueling Station, located at the intersection of Tunkhannock Highway (SR 309) and Upper Demunds Road (SR-1041). The 5.9-acre lot, as measured from the Ultimate Right-Of-Way Line, has frontage on Tunkhannock Hwy., and Upper Demunds Rd. The parcel is bordered to the north by Tractor Supply Co., to the south by Upper Demunds Rd., with the Dallas Twp., Road Department beyond, to the west by Tunkhannock Hwy., and to the east by a commercial office building. It appears this site has been undeveloped land for at least the past 50 years.

The project includes a proposal for the construction of an approximate 6,049 SF Convenience Store & Fueling Station with Associated improvements such as 66 parking spaces, landscaping, lighting, new utility services and stormwater management facilities including various Best Management Practices (BMP's). The project proposes to take access to Tunkhannock Highway via cross connection with Tractor Supply Co. and access to Upper Demunds Rd via a new 3/4 movement driveway (right-in/right-out/left-out).

Matt Mazzella from Dynamic Engineering Consultants, representing on behalf of their client, Dallas Development Partner's, LLC stated he just received Tom's comments and has not been able to fully go over them. Mazzella asked Tom if there was anything in specific, he would like to address based on his comments. T. Doughton said no. It's almost the same preliminary comments as Tractor Supply Co., with the normal HOP things, DEP planning module for a component 3. They are the same engineer company for the Tractor Supply, and they did a great job on that.

M. Mazzella stated this plan is very similar to the sketch plan we had to the Planning Commission previously. There were very minor changes in that, so we didn't know if there were any specific questions to the design aspect? Chairman, Dodson said so you're going to have a third lane going north into Tractor Supply or the Wawa? M. Mazzella said right now, 309 has the two lanes, and were adding a detailed acceleration lane to where you are able to come into either, Tractor Supply or the Wawa. You'll come right into the driveway, take the first right to get to the fuel pumps or come into the Tractor Supply. If you're coming south, there will be a dedicated widening of the shoulder on the west side of 309 and a little bit to the east side so that there is a dedicated left turn lane. Mazzella said he believes that was some of the concerns at the previous meeting regarding the sketch plans. There will not be any traffic lights. We will be adding a sidewalk from the intersection up to Wawa.

Alternate Ryan Stoa stated his concerns for the pedestrians walking from the apartment complex heading north to the grocery store and questioned if there has been anything requested from Penn Dot or others to continue that sidewalk or put in a cross walk in the interior walkway between Tractor Supply? M. Mazzella stated he has not heard anything from Penn Dot as of yet.

T. Doughton stated Dallas Township does not require sidewalks due to the expense of maintaining them. M. Mazella said this sidewalk here is by Wawa's request and it will be under their maintenance.

Chairman Dodson asked Doughton if he had anything else on this. T. Doughton said no, but it's pretty customary for Penn Dot permits, DEP permits. Just an update for the wetland delineation that was done in June; it is still valid. Just type up a note or something stating it is still valid. Mazzella said okay.

T. Doughton stated all detention basins, rain gardens, anything that can hold any amount of water, not just three feet anymore, must be fenced. It must be child proof fencing. Tractor Supply put mesh on the inside of their fencing and it looks nice, and it's more child resistant.

M. Mazzella said obviously, we just received Tom's letter. Our hopes in coming here tonight is to ask for Conditional approval, based on Tom's letter. Doughton stated that is up to the Board.

Solicitor McCall stated there are concerns before we determine whether there will be conditional approval. T. Doughton stated we recently updated our SALDO. It was unclear in the old ordinance on how to achieve Final Plan Approval. M. Mazzella said okay, we can address that and come back to that.

Doughton asked who is your legal counsel? Jonathan Gottlieb replied Sam Falcone. Doughton stated he will need to get in touch with Solicitor McCall on all the Easement agreements, O&M agreements, etc.

Doughton asked is there a common easement between Tractor Supply & Wawa? M. Mazzella replied yes, since Tractor Supply has been done and showed him on the sketch plan where it is located. Doughton stated, again, just a note on the plan to show an easement into all storm water facilities; it's still a public right-of-way. In case there is a default and needs to get onto the property to do maintenance.

R. Perry said he has a couple of minor comments, regarding certain things that needed to be corrected on the plans. M. Mazzella said we will definitely get it fixed.

Solicitor McCall said, now that you made your presentation, you may contact Tom directly and dialogue with him.

PUBLIC COMMENTS: Chairman Dodson asked if there were any public comments. There were none.

Next Meeting May 14, 2024 at 7pm.

ADJOURNED:

R. Perry made a **Motion to adjourn**. Seconded by C. Kishbaugh and carried.
The Meeting adjourned at 7:20 pm.

Respectfully submitted,
Tammy L. Miller
Tammy L. Miller, Secretary-Treasurer