

PLANNING COMMISSION MEETING
OCTOBER 8, 2024
MINUTES

The Dallas Township Planning Commission held their monthly meeting on Tuesday, October 8, 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**) Robert Besecker, Jr., Charles Kishbaugh, Dan Jones, Randy Perry (**Alternate**) Ryan Stoa, (**Solicitor**) William J. McCall, (**Twp. Manager**) Martin Barry, (**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 also 6 other people in attendance.

ABSENT: (**Twp., Engineer**) Tom Doughton

Approval of Minutes and Treasurer’s Report:

Chairman Dodson opened the October meeting followed by the pledge of allegiance. C. Kishbaugh made a motion to approve the **Minutes** and Treasurer’s report as read. Seconded by D. Jones. Motion carried.

Old Business:

Dallas Development Partners, LLC (Wawa) – A letter was received from Luzerne County Conservation District on September 23, 2024, giving approval for an NPDES Permit for the proposed Wawa project. The coverage will be in effect from September 20, 2024, until December 7, 2024. They are still working on receiving their HOP Permit.

Solicitor McCall said he is working with Attorney Sam Falcone who represents Dallas Development Partners. We are putting together the Development agreement, easement agreement, construction escrow, stormwater management agreement. We have just about reached a point where we are at complete unanimity and probably could provide it at the next meeting. There are several issues yet outstanding. One of which is, the practice of Dallas Development Partners after receiving approval is to sign the Development rights under the Development Agreement to Wawa, who have constructs and completes all necessary improvements on site, which could become a problem. Either Wawa has to join as a co-developer because they are going to be taking over the work and will have responsibility for anything that may turn up on an inspection that is faulty. Sam is determining with both Dallas Development Partners and Wawa whether both will sign as Developers. If Wawa chooses not to be a Developer of the original agreement the assignment then would be provided to Wawa from Dallas Development would have to contain language, thereby accepting the assignment as whom as subject to all rights; duties, obligations and under takings set forth in the development agreement, which is imposed upon Dallas Development Partners and only if we see those documents and the planning commission approves them. It’s a final approval issue. Remaining issue is the HOP Permit. McCall said that he and S. Falcone will work out the language before the next meeting so that there will be acceptable documents and be able to advise the commission whether they should be executed or not. McCall said he doesn’t know how it will work out amongst themselves of what they’re going to do and what documents will have to be signed will be dependent of what they’re agreement is with Wawa. He’s sure it will be resolved within the next thirty days.

New Business:

AQUA PA, Inc. – is applying to PENNVEST for funding of their proposed Applewood Manor Well 1 project. Solicitor McCall said talk with the Township Engineer to get his take on this project.

FRED HUNT – Dallas Rotary Club for LSA Grant for Playground Equipment for the Dallas Intermediate School. F. Hunt said Paul Saxton was here in May and we gave them a letter of support for their Green Trails Grant, which is pending. It has come to our attention that there is an LSA Grant opportunity, and we are simply trying to avoid missing an opportunity. We are under the statewide version. We are adding another level of funding to the existing project. If we go forward with this it will be as a separate project to supplement the work, we already did by adding some additional equipment, should the grant come through. We are applying for \$40,714.00, which is the difference between the original and the revised cost projection. The first grant that we asked for was limited by the amount of cash we had. It was a cash on hand requirement. We only had \$12,500 at the time, so that only would've supported the project of about \$82,000. So, we applied for a grant of 69,500 to go with the \$12,500 and add in the 82,000. Based on a revised Project plan and updated proposal from our lead supplier we are now projecting a total project cost of \$122,784. Hunt said he's not sure if either of the grants will even come through. If you have any questions he will try to answer them. Solicitor McCall said will the work be overtaken by Dallas Rotary involve in any construction or change of the existing playground? F. Hunt said the playground there has a blank space that was left opened intentionally according to Principal Traver, with the idea of putting special needs equipment in there, at some point. Solicitor McCall said, "You are seeking support of the planning commission. Fred Hunt said the letter that was written already is fine."

DALLAS TWP. – 3 Ordinances for Planning Commission review. Township Manager M. Barry said, "On behalf of the Township Supervisors request to amend and add additional ordinances to the Township's Zoning Ordinance. The following recommendations from PSATS Pennsylvania State Association for Township Supervisors as well as some other local recommendations for adding the Solar Power Ordinance, the Micro-cell Tower Ordinance and we'll be amending the Rental Inspection Ordinance. This will be scheduled and incorporated into the Ordinance of Dallas Township."

A packet was made up for each individual member for their review. Following the Zoning Ordinance in the section that Dallas Township Planning Commission and Luzerne County Planning Commission respectfully do a 30-day review. If you have any comments, please have them ready for the November Planning Commission meeting. A public hearing for comment has not yet been scheduled.

R. Stoa asked if there are any comments, do you want us to bring them back to you beforehand or bring them to the meeting? Township Manager Barry said, "however the Chairman wants to organize it, that's up to him. Chairman Dodson said, if there are a lot of changes to get them back to Martin before the meeting. Solicitor McCall said individual members of the commission should review it, interline it with any questions or concerns on individual matters that appear in the ordinances, and we'll discuss it and determine what if anything the Planning Commission should do. Chairman Dodson said we will have everything ready for you for the next meeting. Township Manager Barry said, "the information on the Solar and the Micro-cell Tower, is based on recommendations and model ordinance that was developed by PSATS. The township Manager said to be prepared because there are three more after this."

- Rental Inspections
- Solar Farms
- Cell Towers

R. Besecker, Jr. asked, the rental inspections, is this geared towards student housing? Township Manager Barry said it is geared toward student and non-student housing. We received a lot of complaints from the neighborhood of College Manor and came to a supervisor meeting this year. They asked to address some of their concerns. A lot of it is from noise, setbacks, the number of students in a non-residential home and parking.

Chairman Dodson asked, “is this the ordinance now for rentals?” Township Manager Barry said this is what we’re recommending, based on the following of other communities having problems such as Bloomsburg and other Colleges. Chairman Dodson said you have an ordinance now though? Township Manager Barry said, yes. Chairman Dodson said, “so, if we want to look at that to compare, we can. The township manager, Barry said, yes.

Chairman Dodson asked, is there anything else for the agenda? Melvin, you’re here. Melvin Morris said I am here with my engineer, Joe Liparella from Design BLD. I’m here about a subdivision on my property. It’s about 1.35 acres. I would like to give a piece of it to my daughter-in-law, since the passing of my son.

Mr. Morris said DAMA did a perk already, and said he has “C” scaled drawings of the property with the subdivision on it. Mr. Morris said he is just looking for a little input because he has never done anything like this before.

J. Liparella said it is approximately a 32-acre parcel overall and is looking to carve off 1.35 acre in the corner here. Mr. Morris showed the Board members from the drawing the location of the property he would like to carve off.

J. Liparella asked what is the process for a minor subdivision? The Board recommended they get a surveyor and the checklist from Secretary Miller to follow along as they go.

Next Meeting: November 12, 2024, at 7pm.

Public Comments: There were none.

ADJOURNMENT:

C. Kishbaugh made a Motion to adjourn. Seconded by R. Besecker, Jr. and carried.
The Meeting adjourned at 7:32 pm.

Respectfully submitted,

Tammy L. Miller

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Secretary/Treasurer