

## DALLAS TOWNSHIP PLANNING COMMISSION

July 8, 2025

\*MINUTES\*

The Dallas Township Planning Commission held their monthly meeting on Tuesday, July 8, 2025, at 7:00 pm in the Administration Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

### ATTENDANCE

**(Chairman)** Jack Dodson, **(Vice Chairman)** Robert Besecker Jr., **(Members)** Charles Kishbaugh, Dan Jones, Ryan Stoa, **(Solicitor)** William J. McCall, **(Zoning Officer)** Russ Coolbaugh, **(Township Manager)** Martin Barry, **(Administrative Assistant)** Nicole Fleschut and **(Administrative Assistant)** Kim Landmesser set up Facebook Live to allow additional residents to participate in the meeting.

### ABSENT:

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

Chairman Jack Dodson opened the July Meeting followed by The Pledge of Allegiance.

Charles Kishbaugh made a motion to approve the Minutes from the June 10, 2025 meeting and Treasurer's report for June, seconded by Dan Jones and carried.

Eric Kyttle presented the proposed Walter Subdivision. Mr. Kyttle stated there were no Luzerne County Planning Commission comments and the only items that were lacking were the DEP letter. Mr. Kyttle addressed the following requirements made by Milnes Engineer: 1. Overhead power lines shown from across the road to the house. 2. 100 foot isolation distance. Mr. Kyttle stated a landowner is creating one lot by removing the interior line and no construction or building is being proposed at this time. Attorney McCall suggested Walter subdivision is right for approval subject to DEP finding no major catastrophic problems with elimination of the lot lines. Ryan Stoa made a motion for conditional approval subject to receipt of the DEP letter, Charles Kishbaugh seconded and carried.

Chris Vincelli presented the proposed Alles Subdivision. Mr. Vincelli stated that there are 4 existing lots on record and all the Alles Subdivision is doing is eradicating the property lines. Mr. Vincelli stated that there is one area on the plan that the Alles plan to dedicate a piece of property to the Township that the Township road is in the limits of the Alles property. Attorney McCall asked Mr. Vincelli if an offer has been made to the Township? Mr. Vincelli said no for now it was put on the plan to see where to go from here to see if they are open to the offer. Mr. Vincelli said the road is in their property either you guys take it or we move the road.

Mr. Vincelli addressed the Milnes Engineering comments stating that everything is addressed. Mr. Vincelli stated the only real comment that needed to be addressed were the existing contour lines and there is a waiver request for the contour lines. Mr. Vincelli stated there was a comment about wetlands there is a note regarding wetlands reference note #7. Mr. Vincelli stated he will make a correction to note #7 stating the Planning Commission shall have No liability or responsibility from same to the developer or purchaser(s). Luzerne County Planning Commission comments were not received.

Attorney McCall stated the Planning Commission cannot give approval when the plan itself calls for an area to be dedicated because it may not be dedicated. The township has no obligation to accept it. Mr. Vincelli stated he would move forward without dedication. Attorney McCall asked for a new plan that does not reference this area. Once that is out of the way all it is 4 individual lots deleting the interior lot lines. Attorney McCall would like a description filed with the board post deed which will be on record to see how the language is addressed in the deed with respect to the claim of the Township there does not have to be one but it is up to Mr. Vincelli.

Mr. Vincelli asked if the Planning Commission would agree to a waiver request for the contours addressing Milnes comment that there was a zoning variance granted on 11/20/2017 for the parcels A & B front & rear yard 30 foot set back instead of 40. Parcels C & D do not have the setbacks. Vice Chairman Robert Besecker JR. made a motion to waive the necessity of featuring the existing contour lines under the ordinance and second vote second vote contour waiver was granted, seconded by Ryan Stoa and carried.

Joe Liparela gave an update on the Morris Subdivision. Mr. Liparela stated there were two issues remaining the wetland and DEP component one. Mr. Liparela stated that there are no wetlands on site. The component one assigned by the SEO officer and DAMA. The purpose of the subdivision is to create a 1.35 acre parcel lot from the parent tract. There are no improvements currently. The goal is to put in a single family home in the future. There is no envelope of construction. Mr. Liparela stated the only thing they did was to request a 1 EDU be granted for component one sewage planning. Vice Chairman Robert Besecker motion for conditional approval subject to confirmation from DEP of sewage planning, seconded by Charles Kishbaugh and carried.

Township Manager Martin Barry gave an update on the Dallas Southside Nature park. Mr. Barry stated the County comments were received after the last Planning Commission meeting and the comments were more extensive than the engineers' comment and the designer/engineer for the park needs extra time to address and make conditions to the plan. Dallas Township Southside Nature park requests granting the Planning Commission an extension until October 14, 2025.

**PUBLIC COMMENTS: None**

**ADJOURNMENT:**

Ryan Stoa made the motion to adjourn, seconded by Robert Besecker Jr.  
The Meeting adjourned at 7:47 pm.

***Next Meeting August 12, 2025 at 7pm***

Respectfully submitted,

*Nicole Fleschut,*

Administrative Assistant