

DALLAS TOWNSHIP PLANNING COMMISSION

August 12, 2025

MINUTES

The Dallas Township Planning Commission held their monthly meeting on Tuesday, August 12, 2025, at 7:00 pm in the Administration Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

ATTENDANCE

(Chairman) Jack Dodson, **(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: Vice Chairman Robert Besecker

Approval of Minutes and Treasurer's Report:

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

Charles Kishbaugh made a motion to approve the Minutes from the July 8, 2025 meeting and Treasurer's report for July, seconded by Dan Jones and carried.

Chris Vincelli presented a revised Alles Subdivision located at 43 Yeager Ave. Dallas, PA 18612 with new prints stating the area of dedication was removed. Mr. Vincelli addressed the comment letter from Milnes on the wetland note #7. Mr. Vincelli stated the property consist of four parcels to be combined into one parcel. Attorney William McCall stated he sees no significance or material impact with respect to wetland determination; existing residence and they are simply eliminating existing lot lines. Attorney McCall mentioned that Planning Commission will not impose the technical requirements wetland determination it will be postponed until further development or division of the property is before the commission. Mr. Vincelli stated all the other comments that are opened are about the signatures and on final submission the signatures we are going to take care of that.

Charles Kishbaugh made a motion for Final Plan approval, seconded by Ryan Stoa and carried.

Randy Perry presented the Bednar Subdivision located at 1468 Lower Demunds Rd. Dallas, PA 18612. Mr. Perry stated the Bednar subdivision would add tract A (8,115 sq. ft.) from the Williams parcel to the Bednar. Williams will be granting tract A to Bednar. Attorney McCall asked if there is a bill of sale. Attorney McCall stated technically the subdivision should be Williams-Bednar Subdivision. Attorney McCall stated a signed agreement between both parties showing transfer of property should be provided. Mr. Perry stated he will change the Subdivision to Williams-Bednar Minor Subdivision. Mr. Perry will provide a copy of the legal description for what has been transferred.

Ryan Stoa made a motion for Conditional Final Plan approval subject to receipt of changes of the legal description, seconded by Charles Kishbaugh and carried.

Randy Perry presented the Marchakitus LLC 3281 Memorial Highway Dallas, PA 18612. Mr. Perry stated the purpose of subdivision is to eliminate line from purchased of old railroad bed and to divide the property into 2 parcels for liability reasons. One parcel is a business the other parcel is a residence.

Charles Kisbaugh made a motion for Final Plan approval, seconded by Dan Jones and carried.

Township Manager Martin Barry introduced Jim Laird (go to meeting) representing the Township as the design engineer and Tom DeAngelo reviewing engineer representing the Township Planning Commission. Updates were given on the Dallas Southside Park Improvements Phase 2 located at 55 Southside Ave and Sago St. Dallas, PA 18612. Township Manager stated the engineer and county comments have been submitted based on the design from Jim Laird.

Mr. Laird and Mr. DeAngelo have been addressing the comments. They are seeking conditional plan approval based on finishing the engineering comments as well as the following items: 1. A letter from DEP on sewer 2. Engineers stamp on the walking bridges. The bridges will be ordered through a COSTARS Cooperative Purchasing

agreement through the Commonwealth of Pennsylvania and they will not provide the plan set and stamp until the bridges are ordered. Township Manger M. Barry is also requesting a waiver for financial security based on the previous Phase 1.

Mr. DeAngelo summarized a few points. One point is the ordinance requires 110 % cost financial security and a riparian buffer easement to protect the riparian buffer but in this case the applicant is the Township which he did not think was needed being the township owns the property. Last one the plan requirement excess to stormwater management BMP's the ordinance requires some method of excess. Attorney McCall stated they should be listed as 1,2,3 as waivers so they can all be approved at one time. Mr. DeAngelo two other waivers that ordinance requires 1. The plan size be 24X36 in. because these were formatted for construction documents they are 22X34 in paper to provide half size prints on 11X17 in. paper 3. Submitting this as a Preliminary Final Plan.

Attorney McCall, Mr. DeAngelo and Mr. Laird were going to have a phone call discussion Wednesday or Thursday to agree on what must be exactly in the Conditional approval so that it is almost to that point. Attorney McCall stated a motion for Conditional Preliminary approval subject to the completion of those conditions raised in the report on the project: 1. Drawing size of plan from 24X36 in. to 22X34 in. 2. Riparian buffer easement waiver 3. Financial security waiver 4. Stormwater excess easement wavier is appropriate.

Charles Kisbaugh made a motion for Conditional Preliminary approval subject to completion of those conditions raised in the report on the project, seconded by Ryan Stoa and carried.

PUBLIC COMMENTS: None

ADJOURNMENT:

Charles Kishbaugh made a motion to adjourn, seconded by Ryan Stoa.
The Meeting adjourned at 7:55 pm.

Next Meeting September 9, 2025 at 7pm

Respectfully submitted,

Nicole Fleschut,

Administrative Assistant