

## DALLAS TOWNSHIP PLANNING COMMISSION

October 14, 2025

\*MINUTES\*

The Dallas Township Planning Commission held their monthly meeting on Tuesday, October 14, 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 October Meeting followed by The Pledge of Allegiance.

Charles Kishbaugh made a motion to approve the Minutes from the September 9, 2025 meeting and Treasurer's report for September, seconded by Robert Besecker Jr. and carried.

Tom DeAngelo (representing Engineer for the Dallas Planning Commission) gave an update on the Dallas Twp. Southside Nature Park Phase II. Tom stated that he talked with Jim Laird (Recreation Engineer). Mr. DeAngelo said Jim Laird was still addressing comments particularly the stormwater management. Township Manager Martin Barry stated since the original environment engineering streambank and everything associated with the retention and detention ponds there was one 60% rule that came up. They wanted better clarification on that and is being worked on between Jim Laird and the environmental engineers of Land Studies.

Twp. Manager Martin Barry on behalf of the Planning Commission is granting an extension through and including the November 11, 2025 meeting for the Southside Nature Park.

Joe Reese from Milnes Engineering representing the Gary Farber Maple St. Estates subdivision spoke on the revised Final Plans. He stated final plans on the subdivision were approved many years ago. He came in to make changes to the on lot stormwater facilities there were some rain gardens proposed on six of the lots, five of the lots are going to be proposed and have been reconfigured mostly with underground storage and piping in them. Lot 7 there is a house on that lot and is a stormwater facility constructed however it does not meet plan. They reviewed that stormwater facility and are proposing stormwater modification to that facility currently built out there essentially expanding it.

They went to the Conservation District and submitted a stormwater permit amendment to modify that raingarden into an underground detention facility which has been approved. Luzerne Conversation has approved all amendments to all lots. The second revision to the plans were there was originally piping and ditching proposed from Maple St. down to Catherine St. along Maple St. there existing and upon further evaluation and field conditions it was determine that piping and ditching would not work with the elevations out there. They have proposed an asphalt gutter system along the street with a curve it would match what is further down the street.

Tom DeAngelo stated he reviewed the Maple St Estates as an alternate. Tom said his comments were minor after review. Tom requested additional details about the stormwater management further breakdown on lot BMPs and how they were modeled, minor plan comments and ditch work. Tom noted the site has NPDES. Tom still needs to address a few minor comments.

Attorney McCall cannot recommend the Planning Commission approve a Final Plan approval until a complete review is done. Attorney McCall said you cannot record a Conditional Final Plan because the approval would be at the completion of the conditions and it only when the conditions have been fulfilled. No approval was granted. Maple St. will return for the next Planning Commission meeting.

Attorney McCall updated the Planning Commission on the failed recording of the July 11, 2023 approved Fellowship Church Parking Lot Plans. Attorney McCall has been in contact with Attorney Piatt representing the Fellowship Church regarding this matter. The Dallas SALDO, @ sec 309.1 provides the plan, fully executed and notarized, bearing the approval stamp of the PC must be recorded within ninety (90) days of the date of Final Approval, failure to record within the ninety (90) day period operating to void the Final Plan Approval, **unless** an extension of time to record is granted by the PC. I am preparing a Resolution for adoption by the PC confirming the Final Approval of July 11, 2023, and therein retroactively extending the time period for recording the approved plan from July 11, 2023, through and including December 31, 2025. Attorney McCall stated after speaking with Attorney Piatt that Attorney Piatt has agreed to the terms that Attorney McCall has proposed as the basis of the resolution.

Attorney McCall asked the Planning Commission if they would consider authorizing a resolution based on the terms and authorize the Chairman to sign a resolution embodying those terms.

Ryan Stoa made a motion to authorize Attorney McCall to prepare a resolution on the basis that Attorney McCall explained and that on upon submission and approval of the Planning Commission that it will be signed and dated October 14, 2025, seconded by Charles Kishbaugh, and carried.

**PUBLIC COMMENTS: None**

**ADJOURNMENT:**

Dan Jones made a motion to adjourn, seconded by Charles Kishbaugh and carried.  
The Meeting adjourned at 7:29 pm.

***Next Meeting November 11, 2025 at 7pm***

Respectfully submitted,

***Nicole Fleschut,***

Administrative Assistant