

DALLAS TOWNSHIP PLANNING COMMISSION  
DECEMBER 9, 2025  
\*MINUTES\*

The Dallas Township Planning Commission held their monthly meeting on Tuesday, December 9, 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 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 December Meeting followed by The Pledge of Allegiance.

Charles Kishbaugh made a motion to approve the Minutes from the November 11, 2025 meeting and Treasurer's report for November, seconded by Dan Jones. Yes-Chairman Jack Dodson, Yes-Robert Besecker. Ryan Stoa abstained.

Glenn Johnson presented the Newell Minor Subdivision. Mr. Johnson stated Russ Newell property owner would like to separate his storage sheds from his Fuel business. They are taking one tract and dividing two businesses into two separate entities. There is no future development planned. There is a HOP for the fuel business and a newly created access easement for the driveway leading to the resident will be provided along with a maintenance agreement once approved.

Mr. Johnson addressed Luzerne County comments. Two HOP occupancy permits are required only one was included in the package as of today. The prior engineer says he has one HOP although he has not provided the permit to them. They have also reached out to Penn Dot for a copy and they have not provided one yet. Mr. Johnson addressed Milnes comments. A Component 3 sewer module was provided and is to be addressed.

In response to Mr. Johnson presentation Attorney McCall stated he would need conformation from Milnes engineers that what is proposed is compliance of the SALDO. Mr. Johnson will return at a later date.

Chairman Jack Dodson excused himself for the Kunkle Kennel Lot Line Adjustment. Eric Kytte is proposing to subdivide off a .178 acre parcel and add it to John & Sarah Dodson's property from the Kunkle Kennel property for the propose of putting the entirety of the pond onto John & Sarah Dodson's parcel. Mr. Kytte stated all the County comments have been addressed and all of Milnes Engineering comments were addressed. Mr. Kytte provided a letter from DEP stating no sewage planning is required.

Ryan Stoa made motion for Kunkle Kennels Lot Line Adjustment Final Plan Approval, seconded by Dan Jones, and carried.

Township Manager Martin Barry informed the Board that DEP is not using mailer or giving exceptions right now due hydraulic overload in the DAMA system. DEP requires a formal sewage planning module therefore, they are pulling the restrooms and pavilion out of the plan right now and that they will be in the third phase of the park project. All permits have been obtained from DEP and the Conservation District. NPDES has been amended to cover the entire park. Permits have been obtained for the streambank restoration, stream crossings for the walking bridges.

Twp Manager M. Barry stated they are seeking Final approval for streambank restoration, bridge abutments, bridges, walking paths, MS4 features to be included with the retention pond, raingardens as well as parking area. Utilities will be put in the ground as stub ins for future expansion for the third phase.

Tom DeAngelo Engineer representing Dallas Twp. addressed the following comments: 1. Name of proposed subdivision or land development, labeled as the "Preliminary Plan". This was discussed at a previous Planning Commission Meeting. The applicant verbally requested a waiver from "preliminary" plan approval, instead proposing "preliminary / final" approval. This was denied. The applicant should revise the plan to read "Preliminary". 2. With regard to wetlands, all

plans must specifically address the subject of as to whether any wetlands are located upon the site. The applicant proposes addressing this comment by referencing a note found on the Post Construction Stormwater Management Plan, as well as the Stream Stabilization Plan. This note should be added to the Land Development Plan as well. 3. A sewage planning module and all accompanying data as required by the PA DEP. The applicant should provide a letter from DEP stating that sewage planning is not required. If it is required, the applicant should submit the associated planning module to the township. The waivers that were granted previous should be added to the cover sheet, and to reference the additional plans Post Construction Stormwater Management, Stream Bank Restoration. All comments were addressed.

Twp. Manager M. Barry noted that the streambank restoration in this part of the upper tributary Toby Creek is a high volume project for the Back Mountain community and DAMA for MS4 and reduces sediment reduction.

Ryan Stoa made the motion for Preliminary approval for the Dallas Township Southside Nature Park with the contingency our engineer does a full plan approval seconded by Charles Kishbaugh and carried.

Twp, Manager M. Barry presented the Data Center Ordinance. Mr. Barry stated The Supervisors of Dallas Twp. wanted to Twp. to move forward with a Data Center Ordinance. The Data Ordinance was developed by Attorney T. Mosca, and other Attorneys that have reviewed it and using model language from other Twps. Statewide. As part as our zoning regulations the Planning Commission has 30 days to review and make comments as well Luzerne County Planning & Zoning. There will be a public hearing in January to address any comments and to make the decision to move forward to adopt the ordinance.

Twp. Manager M. Barry wanted to review the process so the residents understand that the Planning Commission is not making a decision tonight. Article 14 Section 1401 Dallas Twp. Zoning Ordinance states provisions where any proposed ordinances have to be reviewed by the Dallas Twp. Planning Commission and the Luzerne County Planning Commission with not less than 30 days prior to any meetings or public hearing for review and make comment. This will be advertised and a public hearing will be provided. Residents are welcome to review the ordinance at Twp building, a future newspaper posting as well as the advertisement for the public hearing.

Attorney W. McCall drafted a Resolution to provide a solution for the failed recording of the approved Fellowship Church Parking Lot Plan. The Fellowship Church Parking Lot Plan was first approved July 11, 2023 and the decision was voided after 90 days of not being recorded at Courthouse. Attorney W. McCall is asking for the approval be reinstated today and the time period be extended for the delivery to all interested parties' copies of the approved plan until March 9, 2026 (90days).

Robert Besecker made a motion to reinstate the approval originally provided by the Planning Commission on July 11, 2023 seconded by Dan Jones and carried.

Attorney W. McCall will talk with Attorney Piatt and will provide him with a fully signed copy of the Resolution by the Planning Commission.

**PUBLIC COMMENTS:** If there are concerns from the public regarding the Data Center Ordinance can they email suggestions? Twp. Manager Martin Barry can be emailed with suggestions.

#### **ADJOURNMENT:**

Robert Besecker Jr. made a motion to adjourn seconded by Dan Jones and carried.  
The Meeting adjourned at 8:03 pm.

***Next Meeting January 13, 2026 at 7pm***

Respectfully submitted,

***Nicole Fleschut,***

Administrative Assistant