

A Special Hearing was held by the Dallas Township Board of Supervisors on Tuesday, March 6<sup>th</sup>, 2018 at 6:15P.M. in the Municipal Building located at 2919 SR 309 Highway, P.O. Box 518, Dallas, Luzerne County, PA. The purpose of the hearing was to gather citizens' concerns and comments regarding the request from the Fellowship Church, Hildebrandt Road, Dallas, PA for a Conditional Use for their proposed expansion of approximately 18,500 square feet, which is proposed to be within the three sided courtyard area created by the existing buildings. The area is in an A-1 district zone. Per the Township's Ordinance, in an A-1 zone, one of two things must be met for a nonresident conditional use - one, the initial or cumulative earth disturbance activity which equals or exceeds 80,000 square feet of surface area, or two - the initial or cumulative construction, placement or installation which equals or exceeds 15,000 square feet of buildings, structures, and/or other impervious surface area. Attorney Brennan noted the Township usually relies on an environmental impact study when the Board of Supervisors considers granting a Conditional Use. Township Engineer Representative, Thomas Doughton, said that this project is somewhat unique. An environmental impact study had originally been done when the Church was originally built. The Church is actually three sides, and they're closing in the middle.

Representing the Fellowship Church at the hearing was Keith Miller, from Bassett Engineering and Alan Wasnick from the Church. Mr. Miller presented a drawing of their master plan. He said they are proposing approximately an 18,500 square feet expansion of the existing Church by filling in the three sided courtyard area. They are also proposing an expansion of the parking lot and anticipate having over an acre of disturbance as the plan is currently drawn. The reason they are here tonight is because the expansion exceeds the ordinance requirement for a waiver of the conditional use requirements. So they are proposing to expand an existing currently used conditional use by the dimensions they have proposed on their plans. Before they can submit a land development application, they must first get either a waiver for/or obtain conditional use approval. Mr. Miller stated they had presented their expansion project to the Planning Commission in January and received their recommendation for the Supervisors to grant the conditional use. Mr. Miller stated they have engineering to do and are proposing storm water as well as proposing to pipe their septic system to the wetland and then to a micro-mount irrigation system that lays on top of the ground, and is an approved way in this case. That will free up all the land that was going to be used for septic and will be able to provide additional areas for parking. Supervisor W. Grant asked if the septic system was going to be in the back part of the property. Mr. Miller pointed to the map and said it would be pumped from this area to the wetlands, again to the high ground above the wetlands. They had this tested back in November and it was determined to be suitable for this micro-mount. Supervisor W. Grant asked if DAMA had approved the septic system in the wetlands. Mr. Miller replied that the SEO was present during the testing and he was agreeable to the proposed method of disposal, but they first have to submit their planning module for the proposal. Presently, they do not have an approval letter for that yet. Attorney Brennan said they will be going over all these things when they go through planning development. Tonight's meeting is solely for conditional use approval. Supervisor W. Grant questioned what would occur if the Supervisors were to agree to the conditional use tonight, but DAMA ends up not approving their method of disposal. Attorney Brennan replied that DAMA would present a letter stating their non-approval, and the Church, then, would end up not getting their land development approval. Attorney Brennan said the primary thing we have now is the environmental impact study that is generally required with the conditional use approval. The Planning Commission has recommended we waive that in granting the conditional use approval because it already has been done prior to development. This is not creating any new problem. Attorney Brennan told the Supervisors they were certainly free to ask any questions that citizens might have, for example, how this would affect the traffic on Hildebrandt Road. Supervisor F. Wagner asked if there were going to be more toilets provided. Mr. Miller responded yes, they are proposing more.

There will be more bathrooms built to accommodate them. Supervisor W. Grant said he believes the Church just purchased some additional property from someone, but whereabouts, he was not sure. Mr. Miller pointed to the property on the map and said it is the Gunari property. It was recently purchased to accommodate the additional parking. Supervisor W. Grant asked for verification that the entrance places would still remain the same. Mr. Miller responded that they would. Supervisor W. Grant said the upper entrance is a difficult entrance. He lives on Hildebrandt Road and knows there have been many times when he has had to slam on the brakes for people coming out, because you really are unable to see. He asked if they had any ability to change the entrance and exit ways. Attorney Brennan commented that they must already have two highway occupancy permits. He told Mr. Miller that we had a problem approximately one month ago with the School District coming out from Cunningham Avenue with the buses and all. He said we want to stress that if there is any way they can control or modify it, to please do. Mr. Miller stated that if he understands them correctly, they are asking for a church member to hold a sign or flashlight. Attorney Brennan replied he feels whatever they could do to make people aware of what is going on. Supervisor W. Grant said when you come out of the one exit, there is a stonewall, and just the way the angle is, your sight is obstructed, and it becomes difficult to go in and out of there. Attorney Brennan asked if the stonewall affects the visibility. Supervisor W. Grant said that it does a little bit, although it is not the Church's stonewall. It is more on the property line. He said he knows a few times on Sunday morning, when people are exiting, there have been problems. The lower entrance way is alright, it is just the upper one. Mr. Miller responded that they do have parking attendants. Supervisor W. Grant asked if it would be possible for the one entranceway to be "enter only" and the other entranceway an "exit only". They said they could look into something that might be more suitable and safe. Attorney Brennan said it would not only be for the traffic traveling people but for the parishioners as well. He said he knows they are doing the best they can and that we can count on them doing the best they can. Supervisor W. Grant asked where water runoff was going to go. Mr. Miller pointed to it on the plan and said it would be more in the back, where they are also planning to have a shed and pavilion. The playground will be relocated. Township Engineer Representative, Tom Doughton, said that when they review the project through land development, it will be very detailed. No one had any additional questions for Mr. Miller. Supervisor Grant told Mr. Doughton that prior to his arrival at the hearing, Mr. Miller had told them the septic systems would be between two wetlands and that Larry Spaciano had been down there and issued preliminary approval, not full approval. Mr. Doughton noted it would still be going back to the Planning Commission. Mr. Miller said the next thing the Supervisors will see from them will be when they are jumping hoops for things that require Supervisor approval. Attorney Brennan commented that Mr. Miller's presentation had been beautifully done. He did ask however, that whatever they could do with the entranceways, it would be greatly appreciated. Attorney Brennan explained to Mr. Miller that because there are no further questions or comments, we will close this hearing meeting. Action will be made at the Supervisors Meeting scheduled for 7:00P.M., and that they are the first ones on the agenda. Supervisor F. Wagner made a Motion to close the hearing. Motion was seconded by Supervisor W. Grant and carried. The hearing ended at 6:30P.M.

Respectfully submitted,

Nancy Y. Balutis  
Secretary-Treasurer