

A Special Meeting of the Dallas Township Board of Supervisors was held on Tuesday, November 20, 2018 at 7:00pm. at the Municipal Building located at 105 Lieutenant Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania for the purpose of a public hearing on a proposed amendment to the Dallas Township's Zoning Map and a proposed amendment to Dallas Township's Zoning Ordinance.

Those in attendance included: Supervisor William J. Grant, Supervisor Robert J. Wagner, Attorney Thomas P. Brennan, Martin K. Barry, Township Manager/Road Master, Carl M. Alber, Zoning Officer/Code Enforcement Officer, Secretary/Treasurer, Nancy Y. Balutis, Secretary/Treasurer K. Gary Kirk as well as approximately 30 other individuals.

Attorney Brennan started with explaining the amendments to the zoning map. There are 3 proposed amendments to the zoning map. The first change would be to create Rural Agriculture District (A-2). Carl Alber showed the new A-2 district on the map. The second change would be to create the Residential Manufactured Home Park District (R-MHP). Carl Alber showed the new R-MHP district on the map which is the location of Valley View Park. Dallas Mobile Home Park & Country Pines Estates were not included in R-MHP. The third change would be to create an Institutional District (IN-1). Carl Alber showed the new IN-1 district on the map and it includes the Dallas School District, Misericordia University and Greenbriar.

Attorney Brennan stated the objectives of the zoning ordinances amendments. The first would be that the A-1, Agricultural District, would no longer allow oil & gas development. The new A-2, Rural Agricultural District, would allow oil & gas development as a matter of right instead of a special exception which would require Zoning Board approval. He also stated that some of the A-2 special exception uses include animal hospitals, bed & breakfast establishments, cemeteries, commercial communication towers, excavation & extraction of minerals, group residences, home occupations, and wind energy conservation system.

Attorney Brennan asked if there were any questions concerning the uses in any of the districts other than A-2. There was a general question about special exceptions and permitted uses which was addressed by Attorney Brennan. He also stated during the comment time based on a question by Supervisor Grant that these are proposed changes and this is a time for public comment. The Supervisors have the right to accept or make changes to the document before they vote on it.

Jack Varaly is a Planning Consultant and has provided Dallas Township with professional planning services since 2006. He worked with the ad-hoc committee that drafted the proposed amendments and concluded in June 2017. He addressed the Supervisors and asked to be disavowed from any association with this ordinance since after the committee concluded a change was made to the ordinance to relabel oil & gas uses or activities to be uses permitted by right.

There were several questions and comments concerning the A-2 District and specifically oil & gas uses. Attorney Brennan explained that we can not exclude oil & gas development in the entire Township, however we are able to exclude it and control it in certain areas. Jack Varaly stated that the A-1 District covered 70% of the Township and allowed oil & gas development. The new A-2 District which would allow oil & gas development only covers about 25% of the Township. Most of the questions/comments

dealt with the safety of Dallas Township residents and to not allow oil & gas activities be a use permitted by right. Wendy Cominsky specifically stated that she had to go through hoops and jumps to add a salon to her house and the idea that oil & gas could come in and do this without public input is ridiculous and insane. There were several comments requesting to make oil & gas uses not be a permitted use but be a conditional use which would require Supervisors approval or a special exception which would require Zoning Hearing Board approval. Both would require a public hearing and public input.

Attorney Brennan again asked if there were any questions on the map. Concerning the R-MHP District, Jack Varaly stated that the larger sized manufactured home park was the only one include in the R-MHP District and that they wanted to leave the smaller ones as a nonconforming use status. Liz Martin asked about why the Meadows was not included in the IN-1 district, but it was not known why they were or were not included.

The Meeting ended at 8:10pm.

Respectfully submitted by,

K. Gary Kirk, CPA  
Secretary/Treasurer