

DALLAS TOWNSHIP PLANNING COMMISSION  
Tuesday, August 14, 2018

The Dallas Township Planning Commission held their monthly meeting on Tuesday, August 14, 2018 at 7:00pm at the Municipal Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

**PRESENT: CHAIRMAN, JACK DODSON, ROBERT BESECKER, JR., DAN JONES, WALTER BELCHICK ZONING OFFICER, CARL M. ALBER, TOWNSHIP ENGINEER, THOMAS J. DOUGHTON, SOLICITOR, WILLIAM J. McCALL, AND SECRETARY, TAMMY MILLER. ABSENT WAS CHARLES KISHBAUGH**

Chairman, Jack Dodson, called the August meeting of the Dallas Township Planning Commission to come to order. Chairman, J. Dodson, asked for a motion to accept the Minutes and Treasurer's report from the previous meeting. Motion was made by W. Belchick and seconded by D. Jones. Motion was carried.

**MAPLE STREET SUBDIVISION** –Representing was Lindy LaRue from Milnes and Engineering, LLC. L. LaRue stated he forwarded copies of Will Serve Letters to the township and a letter from Fire Chief regarding the hydrant and documentation of the wetland certification for the non-existence of any wetlands on site. Currently we're in progress, we turned in a letter for the "Will Serve" for the two new needed portions of the sewage. There are four (4) existing already. DAMA is currently working with our Attorney to get a Developer's Agreement for the installation of those two (2) new services. Once that is done he plans on turning in the Easement agreement and Home Owners Association documents for the storm water basin maintenance agreement as well.

The applicant has extended to the Twp. Planning Commission an **additional 90-day extension**, in which to consider their plans for approval or denial.

Lindy LaRue stated at this time we are starting the component 3 for the sewage planning as well. Since we do have our NPDES Permit in place, Mr. Farber is looking to pull the stumps out and vegetate the lots and do some minor grading within the lots and to place in filter sock in.

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**FELLOWSHIP CHURCH** – Solicitor, McCall stated the Fellowship Church has submitted a letter to the Twp., Planning Commission indicating they do not want their plans considered at this point and they have extended the time for decision until November's Planning Commission Meeting. Roughly a 90 day extension.

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**DALLAS TWP. - SOUTHSIDE PARK** – Requested to table the project and to grant the Planning Commission additional time to render a decision for the next regularly scheduled meeting for September 11, 2018. This will give the project engineer and the township engineer time to go over Luzerne County comments as well as township engineer's comments for any deficiency's that need to be worked out.

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**RANDY PERRY** – SKETCH PLAN – Information only

R. Perry from Northeast Surveyors was representing on behalf of Andy and Christine Popielarz from 23 Fair Ground Road, Dallas. R. Perry stated the Popielarz would like to build a garage on the three (3) lots they own on Fairground Road. They would like to keep their trucks and equipment inside for their landscaping business. They want to run this through subdivision and combine the three lots to put a building on it with a septic, well, electric, etc. This is part of a huge allotment that runs from Lower Demunds and all the way to Conyngham Road by the High School. R. Perry stated it is definitely over an acre in order for them to build and is zoned A-1, but still needs to run it by Zoning Officer, C. Alber.

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The other part of Fairground road is a paper street and the township only maintain it once a year. T. Doughton stated there is an agreement with the Federal Government to keep Fairground Road open, because of a grant that was received for the bridge that was washed out from the 2006 flood. Solicitor McCall asked T. Doughton if he has a written agreement with FEMA. T. Doughton replied its part of a grant agreement. Solicitor, McCall stated we should have that on file, somewhere.

McCall asked if they would be selling retail. A. Popielarz stated there would be no retail. McCall asked if this business is allowed in an A-1 zone? C. Alber stated this is the first he's hearing about it and is not prepared to answer that at this time.

Solicitor, McCall stated they may have to go to the Zoning Hearing Board for a **variance or Special Use because of the zoning district**. They will need to check with Zoning Officer, C. Alber before moving forward.

Motion to adjourn was made by D. Jones and seconded by W. Belchick. Motion was carried.

There being no further business, the meeting adjourned at 7:28p.m.

Respectfully submitted,

*Tammy L. Miller*

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