

DALLAS TOWNSHIP PLANNING COMMISSION
Tuesday, February 12, 2019

The Dallas Township Planning Commission held their monthly meeting on Tuesday, February 12, 2019 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, CHARLES KISHBAUGH, WALTER BELCHICK, MEMBERS. ZONING OFFICER, CARL M. ALBER, TOWNSHIP ENGINEER, THOMAS J. DOUGHTON, SOLICITOR, BENJAMIN R. JONES, SECRETARY-TREASURER, TAMMY L. MILLER.

Chairman, Jack Dodson called the February 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 to approve them was made by C. Kishbaugh and seconded by W. Belchick. Motion was carried.

Chairman, Dodson opened up the meeting by welcoming Atty., Ben Jones to the Planning Commission.

FELLOWSHIP CHURCH – Keith Miller, from Bassett Engineering sent a letter granting the Planning Commission a time extension for Land Development until the May meeting; due to additional test pit testing and because of inclement weather. All Board members agreed for additional time.

BMVH (Back Mt. Veterinary Hospital) – Robert Moosic from LaBella stated we **would like to grant the Planning Commission a one-year time extension from April 10, 2019 to April 9, 2020, for Preliminary Land Development approval** to allow necessary time for the current project Architect to complete the building design and allow additional time for construction.

R. Moosic stated that he also would need permission from the Twp., to resubmit the HOP to get an extension on the HOP for the Storm Water connection. **Board members all agreed for the resubmission for the HOP extension.**

MU & IREM TEMPLE - Subdivision & Lot Consolidation – Tom Harley and Mark Van Etten are representing on behalf of Misericordia. T. Harley from Borton-Lawson stated Misericordia would like to subdivide Lot A portion and attach it to an adjoining parcel. There will not be any new development or any new sewage or anything like that. When Misericordia purchases the property from Irem Temple, there will be a storm sewer easement for them to discharge to the stream.

Note: T. Harley stated he would like to point out on the plan, this was labeled incorrectly, it's a little structure that has a tarp over it and it is temporary.

T. Harley stated I have a request for a planning waiver but DEP said we need signatures from the township to sign it and then send it to DEP.

Twp., Engineer's comments: T. Doughton stated the only technical comment he has is the wetland Identification report.

R. Besecker, Jr. asked is there a need to change zoning at all? M. Van Etten stated it was identified when zoning was changing. It was identified as a potential land purchase that was going to be included but wasn't. T. Doughton stated they can apply for an amendment to the Zoning Ordinance, that it is contiguous property and include it in that zone. This is just a subdivision, which can be approved tonight.

So, it is not zoned I-1, but they can amend it to the Zoning Ordinance after they purchase the property. They will have to go before the Zoning Hearing Board for that.

Chairman Dodson asked for a motion for **Final Plan Approval**. Motion was made by R. Besecker, Jr. and seconded by D. Jones. Motion was carried.

POPIELARZ SUBDIVISION - 3 Lots into 1. Randy Perry from Northeast Surveying was representing on behalf of Popielarz. Property is located at 1324 Lower Demunds Road, Dallas, PA., it is known as Old Fairground Road. There are actually, five (5) allotment lots, but really three (3) are tax parcels. The property has a total area of 1.14 acres and all they're doing is eliminating the interior lines, so they have one big lot.

R. Perry stated we have done tests pits and perc holes already; we are just waiting for signatures from Carl and whoever else needs to sign the Planning Module. Secretary Miller stated the planning Module was signed by Zoning Officer, C. Alber and still needs to be signed by Planning Commission Chairman (Jack Dodson) and Board of Supervisor, Chairman (Frank E. Wagner).

Tom's Comments:

Luzerne County - **No comments.**

Sewage Facility Planning – **is complete. Perc test information was produced and SEO from DAMA (Larry Spaciano) checked it off for suitable site for on-site sewage.**

T. Doughton stated there is no development plans at this time; you can request a waiver from wetland Identification until you plan to build and get a building permit. You need a certified wetland delineator to walk the property, to see if there are any wetlands and for them to sign off on their findings.

A storm water Management application has been completed as required. This project qualifies for an exemption, because there is no development at this time. However, you will have to complete your storm water management application at the time, prior to securing a building permit, as to what you are going to do on the site.

Motion for **Final Plan Approval for 3 Lots into 1 Subdivision** was made by C. Kishbaugh and seconded by R. Besecker, Jr. Motion was carried.

MU Letter of Support for a Grant Application- Mark Van Etten stated, this is for a grant application we did in regards to the Science Building and the State had asked us to write a letter of support from the Planning Commission. If, Misericordia fits within Dallas Townships Master Plan (Comprehensive Plan). All members looked at the letter and reviewed it before Chairman, Dodson signed it. Secretary

Miller stated she would make a copy of the document so we would have a record of it on file along with Misericordia Science Building project information.

DALLAS TWP. SOUTH SIDE PARK – **Nature Playground & MS4 Improvement Project**, Tom DeAngelo from Barry Isett and Associates, is here on behalf of the Township. T. DeAngelo stated the first time this was presented to the Planning Commission it was just the park plans. Then there was a separate project that DAMA had issued, which is the MS4 project along South Side Avenue. Because

of the projects being very close together, under the same ownership and being constructed around the same time, they grouped the two together and then the grouping pushed it into a NPDES Permit. To make it a cleaner submission we came up with a new single set to go for an NPDES Permit and resubmit it for Land Development.

The park itself is on multiple parcels so as part of the project we have a lot consolidation to take those twenty-five (25) individual lots and combine them into a single lot, under ownership by the township.

T. DeAngelo stated the park has the same kind of layout as it did before. It was a circular park with an amphitheater and there are two (2) separate playground areas and a nature playground area.

What has changed; it's re-oriented with a new walkway up to the parking lot level; all ADA accessible. As part of the MS-4 project with DAMA, there is an existing cross pipe that takes drainage from 309 and dumps it into a small basin that has some erosion issues. To improve the drainage there will be regrading of the area and remove an exposed pipe and replace it with a swale. At the bottom of the park, there is a detention system and take the upstream drainage area, which it can be shown better in a more detailed plan. This will capture the water and help treat it, it's part of the MS-4 project and we'll receive credit for the project. There is a separate treatment facility for the storm water that lands inside the park.

T. DeAngelo discusses the underground system and how it takes all the water from South Side Avenue and the upstream drainage area and how it's treated and releases it to the existing These are the major changes that have been made, other than that, the park improvements stayed the same, since the first submission was withdrawn.

T. DeAngelo stated it will have to be maintained by quarterly inspections and sediment removal will be every year to two (2) years; depending on what build up there is. The pipe will be removed and a vegetative swale put in. This will help keep some of the sediment out of the system and from having it cleaned out every year.

Chairman, Dodson asked who maintains it? T. DeAngelo stated good question. At this point he didn't know if there was anything set in stone as to whom would be maintaining it. T. Doughton stated there will have to be an O&M Agreement and someone will have to execute it as well.

Manager, M. Barry stated he discussed this already with DAMA and they will be taking ownership of this and they are paying the expenses already. This is their preliminary project under the MS4 system for improvements. We will get all interested parties together and get it straightened out.

T. DeAngelo states that there are two separate storm water systems: One is completely isolated that takes up what the township has in the park and then discharges to the secondary system, which takes care of all the roadway. So, in his mind, T. DeAngelo thinks this would be the responsibility of DAMA, but the system within the park would be the responsibility of the Township. T. Doughton said that's how he would see it as well.

Tom's Comments:

Section 402 – LC Planning Commission and the LC Engineer's office comments must be provided for consideration by the Planning Commission. T. Doughton stated the plans have changed substantially. Tom said he talked with the County Engineer (Carl Schimmel) and Brett Berger from Quad III and they have not seen these plans. It needs to be submitted to the county for review and to DAMA. We

need something from DAMA stating they are on board with this design and all the changes, including the MS4. T. DeAngelo stated as requested, we are in the process of resubmitting to the County and they should get it on Thursday.

These projects started on two separate paths; DAMA has seen this portion of it in a form before, but now that it has merged, they have yet to see it. Tom said, they are aware of the project and as to what's going on.

Atty. B. Jones stated the Township and DAMA needs to be made aware of what's going on with the MS4 portion of it. T. Doughton stated we just need something from DAMA, stating that they approved the design.

T. Doughton stated he would recommend to the engineer's that they open up dialogue to get these issues resolved. However, I am under the impression from the Twp., Solicitor, Thomas P. Brennan that this is also a subdivision. There are no documents here that states anything about a subdivision. He was told that DCNR stepped in and said there are nine (9) separate deeds to this project and they would like everything on one deed. T. DeAngelo stated there are twenty-five (25) individual deeds. T. Doughton states there is no documentation supporting how many proposed, drafted, or existing deeds there really are. Tom stated he will need County Comments first, seeing that the project has expanded.

T. DeAngelo comments this is the Lot Consolidation Plan that was prepared by the surveyors; the deeds should have been included. I think it was an oversight.

T. Doughton reiterated that someone needs to decide how the funding is going to be handled, because half or more is probably MS4 now.

T. Doughton told DeAngelo he will have to make a request with the Planning Commission, if he would like to correspond and address these issues.

Tom DeAngelo requested from the Planning Commission for him and Doughton to dialogue with one another and address all issues.

Chairman, Dodson stated the Planning Commission grants permission for both Engineer's to correspond with one another, regarding this project.

T. Doughton stated the major issues are: **DAMA approval, County Review, NPDES permit and the combination of the deeds to put them all on one deed.**

Motion to adjourn was made by R. Besecker, Jr. and seconded by C. Kishbaugh. Motion was carried.

There being no further business, the meeting adjourned at 8:05 p.m.

Respectfully submitted,

Tammy L. Miller

Tammy L. Miller, Secretary-Treasurer
Dallas Township Planning Commission