

DALLAS TOWNSHIP PLANNING COMMISSION
Tuesday, July 10, 2018

The Dallas Township Planning Commission held their monthly meeting on Tuesday, July 10, 2018 at 7:00pm at the Municipal Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

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

Co-Chairman, Robert Besecker, Jr., called the July meeting of the Dallas Township Planning Commission to come to order. Co-Chairman, R. Besecker, Jr., 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 D. Jones. Motion was carried.

MAPLE STREET SUBDIVISION - revised plans for preliminary approval. Lawrence LaRue was representing on behalf of Gary Farber. L. LaRue explains that he just wants to give an update on their status and that, all of the will serve letters have been handed in, except for DAMA's. Atty. Roberts is in the process of getting a Developer's agreement from the Solicitor of DAMA. We have spoken with Dallas Fire Chief (Harry Vivian), as well; he is requesting a fire hydrant be put in at the end of the cul-de-sac. We have complied with that. Fire Chief will be sending a letter to you, stating that. One issue still outstanding from the comments is if the Planning Commission will accept our notes on the drawings from the engineer's stamp, regarding the wetlands.

Township Engineer, T. Doughton stated that it must be done by a qualified professional. L. LaRue stated he will generate a wetland report and get that in as well. I believe that's all on the update.

Solicitor, McCall stated if you are close, you can always amend your presentation to Preliminary and Final Plan Approval. That just means that Don Roberts would have to complete and run by me; all the agreements and have provided him with copies. So they are ready for the next meeting; signed by the applicant and have the DAMA Agreement ready. T. Doughton stated how about that Community Association Document for maintenance on the storm basin. Solicitor, McCall stated that Atty., Roberts has the O&M Agreement, an Easement Agreement for access to the facilities, and a Developer's Agreement. **But you have to provide us, before Final Plan Approval, a form formation of the Home Owners Association and parts By-Laws being in the position of fees for us to consider.....**

L. LaRue commented that he will get with Atty. Roberts to make sure he has all that as well.

FELLOWSHIP CHURCH -Solicitor, McCall stated that Secretary, Miller has already indicated to me that their application has been tabled for this evening.

FRIEDMAN / HUNTZINGER - For information only. Rob Friedman came before the Planning Commission for information regarding the emergency access road off of Gypsy Lane and how to go about finding who has ownership of it. R. Friedman stated Jeff Huntzinger received Conditional approval, pending on receiving a highway occupancy permit (HOP). They cannot complete that task until we know who owns

Gypsy Lane, in order to provide a deed. Rob stated he met with Lisa Baker, Zoning Officer, Carl Alber and a gentleman from Penn Dot yesterday, to go over what requirements are needed before receiving a HOP. The question is...who owns Gypsy Lane?

Rob stated in order to find that out, Jeff Huntzinger went to the Court House and looked up the property and found that Mr. Friedman may possibly own seventy-five (75%) percent of the roadway on Gypsy Lane; according to the Maps, that were shown to the PC Board Members.

T. Doughton stated you may have to go back to John Halbing, because his Engineer had an agreement, but Doughton couldn't recall who gave him the right of access across Gypsy Lane. We go by whatever their surveyor or engineer present. County Planning Commission said you must supply a second point of egress for Saddle Ridge, because of how many homes were going in there for emergency access. This should be recorded at the courthouse.

McCall stated you should reference your title policy, it will show you what exactly you own. R. Friedman stated he will check on that and hopefully to move forward.

PROPOSED ZONING AMENDMENT - Supervisor Grant stated just a quick update on the Zoning Amendment; the changes that we made related to the Gas and Oil to be a permitted use, which that's the Planning Commission's recommendation and also the permitted use of the list that is attached, who are the Institutional District. Also, the property right here that we're on, because we are surrounded by an Industrial District. The final Amendments to the Zoning Ordinance and Map were sent to the Luzerne County Planning Commission for their reviews. They received them June 29th. We received County comments July 6th in which, they had no comment to offer.

Solicitor, McCall stated we have done a review and finished. We made our recommendations. Supervisor, Grant stated the County passed on it, so I guess the Township can schedule a public meeting then.

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

There being no further business, the meeting adjourned 7:30p.m.

Respectfully submitted,

Tammy L. Miller

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