

DALLAS TOWNSHIP PLANNING COMMISSION  
Tuesday, November 13, 2018

The Dallas Township Planning Commission held their monthly meeting on Tuesday, November 13, 2018 at 7:00pm at the Municipal Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

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

Chairman, Jack Dodson, called the November 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 C. Kishbaugh and seconded by D. Jones. Motion was carried.

**MAPLE ST. SUBDIVISION** – Solicitor, McCall stated this is due to the Moratorium. **They have granted the Planning Commission a 90-day extension, due to the Moratorium. It would seem appropriate for next time is to ask them to request from the Planning Commission an extension in their decision making until the moratorium is lifted or alternatively one (1) year from now.**

Next time we will ask them to grant the Planning Commission an extension for their decision, making it until the moratorium is lifted or alternatively one (1) year from now. However, to eliminate the-every couple of months, having to grant this extension to the Planning Commission. Solicitor, McCall said he would like the letters to reference a meeting date rather than the 90-day extension time frame.

**They have granted the Planning Commission a 90-day extension, due to the Moratorium. It would seem appropriate for next time is to ask them to request from the Planning Commission an extension in their decision making until the moratorium is lifted or alternatively one (1) year from now.**

It should indicate that they are extending the Planning Commission an extension until the February, 2019 PC meeting. **Send a letter letting them aware of this.**

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**FELLOWSHIP CHURCH** – Keith Miller from Bassett Engineering, Inc. was representing on behalf of Fellowship Church. K. Miller said what you have before you are both a Lot Consolidation plan and a preliminary Land Development Plan. The purpose of the Lot Consolidation Plan is to combine the property, previously owned by the Marie Gurnari Estate. He believes the church had purchased the property back in February, in which they are interested in combining it with the existing church parcel; eliminating some obstacles with the Land Development, primarily having to do with building setbacks.

Solicitor McCall questioned is this a new submittal or a continuation of the first submittal? K. Miller stated we went through a Conditional Use approval and received that in February. K. Miller stated this is a continuation, primarily to address the comments that were generated on the first submission. We worked through both County comments and Engineer comments and some other issues and have finally arrived at the plan before you this evening. Solicitor, McCall asked what is the filing date of this plan here? Secretary Miller stated October 29, 2018. Solicitor McCall said this plan contains some revisions to the earlier plan? K. Miller said correct. This is our first revision from our first submittal back in June. Solicitor, McCall asked was the first plan withdrawn? We have an initial plan and now this plan. K. Miller stated this plan was submitted as a revision to the initial plan to address the review comments by your Engineers comments and County comments.

Solicitor McCall stated **Let the record reflect that the plan being reviewed tonight is a revised plan which was received by the township on October 29, 2018.** K. Miller stated he has provided Secretary Miller a letter, extending the time of review if necessary, until the February PC Meeting. Solicitor, McCall read the letter and approved it.

K. Miller said the big picture here, referring to both projects – we made a resubmission and Mr. Doughton has reviewed the application and we are now down to the technical engineering comments. The certificates are pending and the sewage facility planning module is still pending. Other than that, we are pretty much in order of all other aspects of the review.

**Engineer's comments:** County comments dated: June 28th and July 6th, 2018 all comments have been addressed satisfactorily. The plans have changed appropriately. Penn Dot Highway Occupancy Permit (HOP), it has been submitted. However, the applicant must submit a copy of the replica HOP Permit.

Operations & Maintenance Agreement – The storm water application has been submitted and is appropriate. The documents have been received by Planning Commission Administrative – however, it needs approval of the Planning Commission Solicitor. The Developer's Agreement and the O&M Agreement. Solicitor, McCall stated he reviewed them and are not a problem; they are word for word.

Pending - The time line flow chart inspection – we will need to set up an inspection schedule.

**OUTSTANDING ISSUES: Sewage Facility Planning Module and HOP – we need a copy of it. Solicitor McCall stated the HOP permit will have to be recorded together with the Easement Agreement, Developer, & Storm water Agreements. They have to go on record because they establish covenants to all the facilities that are there.**

**Fellowship Church was granted a time extension until February's PC Meeting.**

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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 7:25p.m.

Respectfully submitted,

*Tammy L. Miller*

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Planning Commission Secretary-Treasurer