

DALLAS TOWNSHIP PLANNING COMMISSION

Tuesday, October 9, 2018

The Dallas Township Planning Commission held their monthly meeting on Tuesday, October 9, 2018 at 7:00 pm in 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, ZONING OFFICER, CARL M. ALBER, TOWNSHIP ENGINEER, THOMAS J. DOUGHTON, AND SECRETARY, TAMMY MILLER.

ABSENT: SOLICITOR, WILLIAM J. McCALL

Chairman, Jack Dodson, called the October 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.

DALLAS TWP. SOUTH SIDE PARK – Secretary, Miller stated a letter was received from Tom DeAngelo, P.E., Project Manager for the South Side Park Project. The letter stated they are withdrawing their current Subdivision / Land Development Application from Dallas Township Planning Commission at this time.

WEST CENTER HILL ROAD – Sketch Plan – Information only. Attorney, Mark McNealis was representing on behalf of Presidential Land Owners along with Project Engineer, Tim Connolly. Atty., McNealis stated we are seeking input on a project up behind Bluff Point. Deerfield By Hallmark subdivided and received approval for a forty (40') ft., right of way in and across, and have two (2) lots; this is what exists now. What they would like to do because they feel there is a market and a need for affordable housing; they would like to construct two (2) twin duplexes, totaling 12 units and utilizing the same access, that was just shown to you, coming in, with a cul-de-sac that's within the requirements of the ordinance. They would be eliminating the line going through here (shown on map).

T. Connolly, Project Engineer explained to the Board, these are standard size units, they are on display at Sherwood's up at Mountaintop. Lot sizes were not put on there because of the non-conforming lots and that the lot sizes don't have to conform. We do conform to all the front, rear and side yard setbacks on each lot. The property line in the middle separates the two (2) units, which is zero setbacks. Everything else meets the current ordinance; center line roadway, radius, it is a forty (40) ft right-of-way throughout the entire length of the roadway, only because it's a forty (40) ft., right-of-way off of Centerhill Road. This is very preliminary right now, we haven't designed stormwater as of yet. We are just kind of feeling our way through, to see what approvals we need as far as zoning or whatever else we may need.

Twp. Engineer, gave his concerns about stormwater issues, from III Guys and up to the Townhouses all on the side of that hill. There is a wooded area up in there.

Chairman, Dodson asked Zoning Officer, Carl Alber if he had any input on this project. C. Alber said they will have to come before the Zoning Hearing Board because of the 20,000 sq. ft., for a variance. They meet the setbacks for a single-family dwelling that is allowed in that zoning district. Atty., McNealis replied yes, we would explain to the zoning hearing board why we think 20,000 sq. ft. is excessive. C. Alber agreed.

Chairman, Dodson questioned the radius of the cul-de-sac being forty (40) ft. because of issues for Emergency vehicles to get in and out of easily.

We are just trying to get any preliminary input from the Planning Commission or to consult with your Solicitor to see what the scope of your approvals that might be required and what might be the best method as to pursuing them.

FELLOWSHIP CHURCH – This is for information only.

T. Doughton stated they are proposing an Irrigation Micro Mound System, which DEP and DAMA approves it. This actually is a function that comes before the Supervisors to sign the document, so the 537 Sewage Facility Plan can be amended. They just wanted to let the Planning Commission be aware of it. Solicitor, Tom Brennan wanted it to come to the Planning Commission first, because it's part of the ongoing Land Development. Then when they have everything put together, they will come before the Planning Commission.

YALICK FARMS – temporary water storage tank (LOC- \$142,897.75). Zoning Officer, Carl Alber stated that Aqua Pennsylvania Inc. sent a letter to notify Dallas Township that they will need to replace the existing 200,000-gallon water storage tank for it is in poor condition and the roof is collapsing. They will replace it with a temporary water storage tank, until one can be constructed. They have met all zoning requirements and are good to go.

TACO BELL – DALLAS – Ryan Heimbach from Hawbaker Engineering was representing on behalf of Dave Bhasin for Taco Bell. R. Heimbach stated we received zoning approval for several variances back in August. This is going to be a small Taco Bell Restaurant on a vacant paved lot. We will be doing landscaping, there will be parking, a drive-thru; providing a right turn only off of Main St, which is an existing access point, we're limiting it to right turn in only with no exit. There are two (2) existing entrances that fronts on Memorial Highway, we will be closing off one of those access points and moving it as far away from the intersection as we can and widening it out a little – This does require a Hop Permit from Penn Dot. We've gone through one cycle already and received comments back. We are now working on getting those revisions in and hopefully get Penn Dot's approval on this.

Chairman, Dodson asked Township Engineer for his comments. T. Doughton stated first of all, we can't complete the engineering review until we receive County comments and from the Conservation District. We don't want to duplicate reviews.

C. Alber stated they already received zoning approval with the parking.

R. Heimbach stated we did submit to the County and Conservation District. We have not received comments back from either of them. I did talk to someone from the Conservation District and said she mailed out the letter today and it only had minor comments on it.

T. Doughton said he was confused because it said preliminary/final plan approval. To avoid posting for financial security, just go with preliminary approval. When you receive preliminary approval, you can begin construction, as long as you have all your permits in order (HOP, E&SC Plan, DEP approval – requesting an exemption, which you already have DAMA approval). Once you have those things in place and solve all these comments, you can come back and request for Preliminary Plan Approval. You will however need Final Plan Approval for the subdivision sections because you want to make this all one lot.

Ownership Block needs to be signed & notarized.

Need to see On-site Benchmarks on the plans.

Need to have someone certified to delineate as to whether or not there are wetlands on-site. Tom said he doesn't think there are any, but we need certification on that.

T. Doughton stated I believe there is a **Common Easement**. If there is a common easement over to the bank property for access. D. Bhasin stated that should have been recorded either yesterday or today. R. Heimbach explained that the existing access off of Main Street is already on their property and are just re-utilizing it, rather than completely removing it. We just wanted to make sure all our basis was covered. D. Bhasin stated we have formalized an easement agreement with them. R. Heimbach stated he provided a non-executed easement draft.

Storm water Management System-Dallas Twp., requires an easement into your property for a public right-of-way. This is so the township has the right to come in and rectify any deficiencies in the system. Which you can show it on the plan.

#7 The developer has provided a letter of commitment from the Dallas Area Municipal Authority. The project has access to Public Sewer. R. Heimbach said we did provide **Will Serve Letters**.

#8 You must produce a valid **HOP** for access to the state highway.

#9 As approved Sewage Facilities Planning Module and/or Sewage Planning Exemption from PA DEP must be provided. R. Heimbach said he provided the exemption form. Zoning Officer, Carl Alber will handle that. R. Heimbach stated once we get that back, we'll submit that to DEP.

T. Doughton stated **no Subdivision or Land Development shall be approved in Dallas Township without the referenced correspondence from PaDEP and DAMA.**

#10 A copy of the Soil Erosion and Sedimentation Control Plan-which you do have a plan, **we need a copy of the application and the approval.**

#12 Storm Water Mgt. Permit Application has **Not** been submitted. Also, in the packet there is a standard **O&M Agreement**. It has to be executed and approved by the Solicitor.

Section 802-Inspection-All inspections as per the schedule of this section shall be certified by a qualified professional. A certificate of inspection shall be sent to Dallas Twp. At the required intervals.

T. Doughton stated all comments must be addressed in writing with specific reference to the items in this review letter.

T. Doughton stated you need to set up an Escrow account for inspections.

NOTE: DALLAS BOROUGH WAIVED JURISDICTION OF THE SMALL PORTION OF THE PROJECT AREA WITHIN DALLAS BOROUGH TO DALLAS TOWNSHIP (PER ACTION TAKEN AT DALLAS BOROUGH MEETING, AUGUST 15, 2018).

R. Besecker, Jr. questioned the drive thru area as to whether or not there will be cars lined up out on the highway waiting to get in for the drive thru.

They will return next month

Motion to adjourn was made by R. Besecker, Jr., and seconded by D. Jones. Motion was carried. There being no further business, the meeting adjourned at 7:40p.m.

Respectfully submitted,

Tammy L. Miller

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