

DALLAS TOWNSHIP PLANNING COMMISSION  
Tuesday, September 11, 2018

The Dallas Township Planning Commission held their monthly meeting on Tuesday, September 11, 2018 at 7:00pm at the Municipal Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

**Present were Jack Dodson, Chairman, Daniel Jones, Walter Belchick, Charles Kishbaugh, Members; Carl M. Alber, Zoning Officer; Thomas J. Doughton, Township Engineer Representative; William J. McCall, Solicitor; and Secretary-Treasurer, Tammy Miller.**

**Absent was Robert Besecker, JR.**

Chairman, Jack Dodson, called the September 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.

**PA GAME COMMISSION** – Edward J. Tycenski, acting on behalf of Northeast Regional Pennsylvania Game Commission, 3917 Memorial Highway (SR 415), Dallas, Pa, A.C.P.M. | Assistant Construction Project Manager, Dept. of General Services. They are seeking Final Plan approval, for final inspection, with the as-built plans. T. Doughton stated everything is done except for the inch and a half of paving, in which they do not want to do, until the existing building is demolished. Due to the big trucks and fear of the final paving will be torn up. The as-built plans were submitted last week with twelve (12) sets of drawings, and are following in compliance with final approval.

Solicitor, McCall states the decision is that the as built unsubstantial compliance...MULTIPLE TALKING. T. Doughton gave his recommendation for final inspection to be granted for Final Plan Approval. Solicitor, McCall stated they already have Final Plan approval, all our function is to review the **as-built plan** and get our Engineer's confirmation that as-built is a substantial compliance with the Final Plans as approved.

Secretary, Miller stated they have two (2) outstanding invoices totaling \$300.00. Ed Tycenski stated he had spoken with someone as early as August, regarding this issue. Someone from his office submitted the information to Harrisburg, to the fiscal office, where they should have paid it directly from the fiscal office. Secretary, Miller stated she had written the project no: (A-200-53) on the invoices as requested and emailed them to an Ethan Beale and has not heard anything since. Ed Tycenski stated he will follow up with Ethan on this tomorrow, first thing.

T. Doughton stated he will be billing them again for the final inspection work that was done recently, so you may want to wait for this invoice and be paid all at once.

Solicitor, McCall stated we have no other function. The Engineer has determined that the As-Built's are in substantial compliance with the plans submitted which were finally approved. We would need a resolution adopted by the Planning Commission accepting the as-built plans, as being in substantial compliance with the Final Plan approval, subject to the payment of all outstanding invoices. We would ask that you do not file the As-Built Plans until the township has received monies from the outstanding invoices.

A motion was made by C. Kishbaugh and seconded by D. Jones for the Planning Commission to adopt a resolution, accepting the As-Built plans as being in substantial compliance with Final Plan Approval, subject to receiving payments for all outstanding invoices, before filing the As-Built Plans.

**South Side Park** – They are requesting that a decision be tabled until the next Planning Commission meeting for Tuesday, October 9<sup>th</sup>. Everyone agreed to the request.

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**ALAN & BRENDA PUGH SUBDIVISION** – Surveyor, Randy Howard was representing on behalf of Brenda and Alan Pugh. The “Pugh Subdivision” consists of a 22.26-acre parcel. It was created in 2013, as Lot #2 of “The Curtis and Tracey Leik Subdivision”. The property is located on the northeast and the southeast side of Ryman Road (also known as T-726)., in Dallas Township.

This subdivision proposes to create two Lots: Lot #1 will be 11.97 acres and will use an on-lot well and on-lot sewage disposal system. This lot has had a site where soil testing was completed for the Evans /Leik Subdivision. and will be using Ryman Road as the division line

R. Howard stated a wetland delineation has been done on the entire property by Groundwater & Environmental Services, Inc.; in which confirmation was received that there are no wetlands on Lot 1 and Lot 2 of this subdivision.

Chairman, Dodson asked if Township Engineer, Doughton had any other information regarding this subdivision. T. Doughton stated Luzerne County PC only had one (1) significant comment: **This subdivision should not be approved until approval is obtained for the appropriate DEP Planning Module.** DAMA did their site testing and is suitable for onsite sewage and there is a letter, that accompanies this subdivision and has talked with DEP to make sure it is still valid. The previous subdivision received planning module approval for the acreage that is there right now and the soil testing was recently done again. There is a letter from DEP and a letter from DAMA included in the packet. A storm water management plan has been submitted, but is exempt because no building is being proposed at this time. It will be resubmitted when they want to build. There were no technical comments from the county engineer.

Solicitor, McCall stated this is a minor subdivision, there is no development, no construction. At this point, it qualifies for Final Plan Approval.

Chairman, Dodson said does any board member have any questions; if not, do we have a motion for Final Plan approval. Motion was made by C. Kishbaugh and seconded by D. Jones for **Final Plan Approval.** Motion was carried.

A motion was made by C. Kishbaugh, seconded by D. Jones to adjourn the meeting. Motion was carried.

There being no further business, the meeting adjourned at **7:20** p.m.

Respectfully submitted,

*Tammy L. Miller*

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