

DALLAS TOWNSHIP PLANNING COMMISSION
Meeting Minutes
Tuesday, June 11, 2019

The Dallas Township Planning Commission held their monthly meeting on Tuesday, June 11, 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, TOWNSHIP ENGINEER, THOMAS J. DOUGHTON, SOLICITOR, BENJAMIN R. JONES, ABSENT WAS ZONING OFFICER, CARL M. ALBER.

CALL TO ORDER:

Chairman Dodson called the June 11, 2019 meeting of the Dallas Township Planning Commission to come to order at 7:00pm.

APPROVAL OF MINUTES and TREASURER'S REPORT:

Mr. Belchick made a motion to approve the minutes and treasurer's report of May 14, 2019 meeting. Mr. Kishbaugh seconded the motion. The minutes were unanimously approved as submitted.

NEW BUSINESS:

STREDNY SUBDIVISION III - Representing on behalf of the applicant is surveyor, Glenn Johnson. Mr. Johnson stated this is a 3 Lot subdivision. Lot #1 contains 10.08 acres, Lot #2 contains 13.20 acres and Lot #3 contains 21.85 acres. The Stredny's are here tonight wanting to subdivide their property contingent upon getting a zoning variance for the Lot FRONTAGE on Lot #2. Johnson stated the property is shoe horned in between two (2) existing lots. We have existing HOP's and an existing driveway, now that will be the access into Lot #2.

G. Johnson stated they are asking for three (3) waivers for this subdivision:

1. Appendix A - which is operation & maintenance agreement for storm water - **there will be no land development, no earth disturbance is planned at this time.**
2. Appendix B - **for the same reason above.**
3. Wetland Delineation - **waiver.** Noted on plans #6 & #13.

Mr. Johnson stated he received Luzerne County Planning Commission Comments dated: June 10, 2019 and County Engineer's Comments dated: June 7, 2019 and have addressed Tom's comments, as well. G. Johnson stated he had revised the plans per the County's comments and per Tom's comments.

T. Doughton stated we cannot address the County comments at tonight's meeting; due to the fact the township nor himself has not received their comments before tonight's meeting, in order for him to address them properly. Tom questioned Secretary, Miller if she had received County Comments. Her response was no, she has not received them.

G. Johnson was allowed to address County Comments and Tom's Comments.

County Engineer's comments: Dated: June 7, 2019

1. All final Lots should be labeled "New or Proposed". **On my revised drawing some lots are now shown as proposed.**
2. The plan does not include the existing Right-of-Way widths. **The Right-of-way width for Carpenter**

Road is now shown on the revised plan.

3. Include the FIRM number checked to determine the subdivision is not within the 100yr. flood plain. The flood zone designation is now described in NOTE #12 of the revised plan.
4. The plan needs to be signed and sealed by a registered surveyor or engineer of the Commonwealth of PA. Johnson stated he will do that upon receiving approval.

Luzerne County Planning Commission Comments: Dated: June 10, 2019

1. List the number of existing Penn Dot HOP's for all three (3) proposed lots. Note #15: All three (3) lots have approved HOP's - Lot #1 (Permit No. 04050516), Lot #2 (Permit No. 04050515), Lot #3 (Permit No. 04050514).
2. Subdivision should not be approved until approval is obtained for the appropriate DEP Planning Module. We have the sewer information from Mr. Spaciano; first lot has existing water and sewer to the dwellings on them. Lot #2 has none, but has been perked; Mr. Spaciano has given his approval on the test results for there. We have not received anything back from DEP as of yet.
3. Include the address on all existing dwellings. All three (3) addresses were added on the drawing.
4. Indicate the Flood Zone as shown on the Flood Insurance Rate Map for Luzerne County, Pennsylvania effective November 2, 2012 prepared by the Federal Emergency Management Agency (FEMA). The Flood Zone is now noted on the plans.

Tom stated DEP will not allow us to approve any subdivision until an exemption letter is received by them. G. Johnson stated he mailed the mailer in, but he has not received a letter back from DEP as of yet.

Wetland - all plans must specifically address the subject of wetlands - That is done in note #6 and # 13 and we requested a waiver for a delineation of wetlands. These are large lots and are existing housing on two (2) of the lots. The third lot is relatively steep. We are requesting a waiver because we feel it is not necessary. It is noted on the plan that no building permit will be issued until a wetland delineation has been completed.

Storm water Management Plan - Doughton stated per the new storm water ordinance you need to fill out an application regardless. There is a section in there for exemption requests.

T. Doughton stated he will write his responses back to the Planning Commission as to whether the comments have been satisfied or not satisfied and you need to go to the Zoning Hearing Board. You have two choices; either table the plans for a continuance tonight or get a conditional approval pending receipt of DEP Mailer and Zoning variance.

Solicitor Jones stated it would be subject to these conditions:

- 1) The DEP Exemption Letter
- 2) Zoning Hearing Board Approval for a variance on the Frontage of Lot #2.
- 3) Fill out a Storm Water Maintenance Application to request for an exemption.

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

There being no further business, the meeting adjourned at 7:25p.m.

Respectfully submitted,

Tammy L. Miller

Tammy L. Miller, Secretary-Treasurer