

DALLAS TOWNSHIP PLANNING COMMISSION  
Tuesday, August 13, 2019

The Dallas Township Planning Commission held their monthly meeting on Tuesday, August 13, 2019 at 7:00pm at the Municipal Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

**PRESENT: CHAIRMAN, JACK DODSON, MEMBERS, DAN JONES, CHARLES KISHBAUGH, WALTER BELCHICK, TOWNSHIP ENGINEER, THOMAS J. DOUGHTON, SOLICITOR, BENJAMIN R. JONES,**

**ABSENT WAS ZONING OFFICER, CARL M. ALBER and MEMBER, ROBERT BESECKER, JR.**

**CALL TO ORDER:**

Chairman Jack Dodson called the August 13, 2019 meeting of the Dallas Township Planning Commission to come to order.

**Approval of Minutes and Treasurer's Report:**

**C. Kishbaugh** made a motion to approve the minutes and treasurer's report of June 11, 2019 meeting and treasurer's report from July, 2019. **W. Belchick** seconded the motion. Motion was carried and reports were approved as submitted.

**GOERINGER SUBDIVISION** – Surveyor Eric Kytte, from Boundary Solution, LLC was representing on behalf of Carl Goeringer. E. Kytte stated Mr. Goeringer is proposing to subdivide a 26.96-acre parcel and wants to cut off parcel 1, which is 4.75 acres with an existing house with well and septic and is 4.75 acres. Lot 2 will remain at 21.16-acres; no construction is proposed on it, just open land. This is all on Hildebrandt Road. Parcel A is an existing house lot currently there and is only .4 acres which doesn't meet ordinance regulations today. So, we are adding 1.05 acres from this tract of land to that house lot, making it more suitable or desirable for future sale. We did receive a HOP permit for the house lot, making it a 1.45-acre parcel of ground.

Twp., Engineer, T. Doughton stated Mr. Goeringer secured a HOP for the old farmhouse driveway. The existing house where his parents lived, does not have a HOP. Once the subdivision is approved and it has been recorded at the court house and it's a separate standing lot, you can apply for a HOP permit and they will issue you a HOP.

E. Kytte stated he talked with Larry Spaciano, SEO for DAMA told Eric he mailed out component 1 to DEP on the 31<sup>st</sup>, and they never received it. L. Spaciano said he would take a copy of all the planning modules and hand deliver a copy of it tomorrow. DEP will be getting back to us within two weeks after that. So, there is no DEP approval letter as of tonight.

E. Kytte said there were a few comments from the county and the township:

- 1) The DEP response letter - **pending**
- 2) regarding potential wetlands – **Note #5 states there are no wetlands as per the National Wetland Inventory mapping on the property.**
- 3) Include the address drawing for the house lot – **73 Hildebrandt Road, Dallas, Pa.**
- 4) Label major roadways on Location Map – **Hildebrandt Rd. was labeled on drawing.**
- 5) All lots on the drawing to be labeled "New or Proposed"- **Lots 1, 2, & 3 are "Proposed"**.

6) Plans need to be stamped by registered professional surveyor – **Mr. Kytte stated it will be signed by him, when the subdivision has been approved.**

Engineer, Representing Dallas Township was Tom Doughton. Doughton stated, the only out-standing issue is the DEP Planning Module. Doughton recommended that the Planning Commission approve the subdivision for “final plan approval”, contingent upon receiving the exception letter from DEP.

C. Kishbaugh made a motion to approve the Goeringer Subdivision for “**Final Plan Approval**” contingent upon the receipt of the exception letter from DEP. W. Belchick seconded the motion. Motion was carried.

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**Taco Bell Dallas, LLC** – Engineer T. Doughton explains to the Board the two (2) mylars before you are for the Taco Bell project. In order for them to receive a highway occupancy permit (HOP) they need signatures from Chairman supervisor and Chairman of Planning for the signalization of the traffic light where Main Street and SR 309 highway meet. It was presented to the supervisors at last Tuesday’s meeting, August 6, 2019 by Tom Barlow from Newton Engineering Group. The supervisors have stipulated this is contingent upon the recommendation of the Planning Commission because it was presented before their Board.

D. Jones made a motion to accept the plan as presented to the supervisors for approval. C. Kishbaugh seconded the motion. Motion was carried.

Walter Belchick made a motion to adjourn the meeting and was seconded by **Charles Kishbaugh**. Motion was carried. The Meeting adjourned at 7:25 p.m.

Respectfully submitted,

*Tammy L. Miller*

Tammy L. Miller,  
Secretary/Treasurer