

PLANNING COMMISSION MEETING

MINUTES

January 10, 2023

The Dallas Township Planning Commission held their monthly meeting on Tuesday, January 10, 2023 at 7:00pm in the Administration Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

ATTENDANCE

(Chairman) Jack Dodson, **(Members)** Robert Besecker, Jr., Charles Kishbaugh, Dan Jones, Randy Perry, **(Solicitor)** William J. McCall, **(Twp. Manager)** Martin Barry and **Administrative Assistant** Kim Landmesser set up Facebook Live to allow additional residents to participate in the meeting. **Secretary** Miller attended the Planning Commission meeting on Facebook Live. There were 2 other people in attendance.

Approval of Minutes and Treasurer's Report:

Chairman Dodson opened the January Meeting followed by the pledge of allegiance. There were no Minutes to be approved. C. Kishbaugh made a motion to approve the Treasurer's report for December, 2022. R. Besecker, Jr. second the motion. Motion carried.

ORGANIZATION:

- Motion made by C. Kishbaugh, to retain Jack Dodson as Chairman. With no other nominations, seconded by D. Jones motion unanimously passed.
 - Motion by **D. Jones** to nominate Robert Besecker, Jr. as Vice-Chairman. With no other nominations, seconded by **C. Kishbaugh**, motion unanimously passed.
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DALLAS TWP. POLICE DEPT. – Preliminary Land Development Plans. Tim Connolly from Tetra Tech was presenting on behalf of Dallas Township. This is their first presentation. Connolly stated the township is proposing to construct an 8365 sq. ft., two-story police department building on a 2.2-acre vacant parcel of land adjacent to the current Dallas Township Municipal Building, located on Lt. Michael Cleary Drive. There is existing sanitary, water, gas, and electric facilities in Lt. Michael Cleary Drive to provide service for this project. There are two (2) entrances: one coming into the front parking lot, and one going up past the building, towards the garage area.

Connolly stated plans were submitted to the conservation district; it does qualify for an NPDES Permit. It also qualifies for an individual permit, we have to submit to DEP for the wetlands in the back. There are sanitary laterals that extend into the ----- manhole, and there is also water and gas services ready to tap into there. We are also required to complete a Component 3 Sewage Planning Module for the sewer connection, due to the moratorium. That paper work just came in today from DEP. We also did it for the stormwater management part of it. We conducted six (6) infiltration test pits, (shows from the drawing). The lot there serves as an infiltration basin for that section of Cleary Drive. In order to eliminate that basin and account for the flow from the roadway, Connolly assumes that the roadway enters the underground bed there, which over flows into that bed, and then over flows into the next bed. With the three (3) beds combined it should take care of the run off from both the new building and a section of Cleary Drive. Everything on Geisinger's side is taken care of on their property. It was just a section of roadway that went into the basin. So, we've expanded the underground bed to take care of Cleary Drive. Everything mathematically is accounted for in the new design.

Chairman Dodson asked T. Doughton for comments on his review of the project. T. Doughton stated everything is a standard comment. T. Connolly said he also received Luzerne County comments. Doughton stated he did not receive county comments for the Land Development. Besides the subdivision has to be approved first before the land development part of it. Doughton stated he has not reviewed a subdivision plan for this property. Obviously, there are property lines that are being changed here. Doughton assured Connolly, this will more than

likely be ongoing for several months, due to the NPDES Permit as well as DEP. The subdivision will be reviewed during the waiting period.

Connolly asked Solicitor McCall in regards to Developer's Agreement, etc. Solicitor McCall stated the township is just as subject to its ordinances as any private developer. I'm sure the commission will not be imposing an obligation of financial security. Solicitor McCall stated because of the time frame it may take; you may want to stay in touch with Secretary Miller to let her know as to if you want to appear on a continuing basis. Connolly stated he doesn't see coming to the next Planning Commission meeting.

R. Besecker asked Connolly what the total square footage is of the building. Connolly stated approximately sixteen thousand (16,000) sf. It may not be a full sixteen thousand (16,000) sf. R. Doughton stated the garage area is two-story. It's possibly fourteen thousand (14,000) sf., total.

DALLAS TWP – ASTA Subdivision. Solicitor McCall stated let the record reflect that the surveyor for the applicant for the township is Mr. Perry and that Mr. Perry has recently been appointed as a member of this Planning Commission and we would like to welcome him, but he is aware as a member of this commission he cannot have anything to do with this presentation before the commission on behalf of the township that it is recognized as a conflict of interest and will recuse himself from consideration of the plan. R. Perry stated he will have someone from his office come and present the subdivision plan at next month's meeting.

Solicitor McCall asked Mr. Perry if this has been filed with Secretary Miller. Perry replied yes for a couple of weeks now. T. Doughton stated it did not make the deadline for the meeting. McCall stated just simply indicate on the record it did not make the deadline date, and that Mr. Perry is doing an informational presentation on the subdivision, so that the commission will have knowledge of what is being sought by the applicant.

R. Perry stated if you look at the before and after there is a little triangle at the ASTA property that we are adding to the Police Station lot. We'll be adding to here (shown on Map). This is totally behind the area of the land development. R. Besecker, Jr. asked why they are they adding that portion to it. R. Perry ask Martin that question. M. Barry stated a request was made for that land because it wasn't going to be developed by Rails & Trails and for any possible future development to work on the back side of this building. M. Barry said correct him if he's wrong that part of the patio is part of Rails & Trails property. R. Perry said it's actually part of the Police other lot. One of the biggest reasons for future reference they want to make the basement ADA compliant, to have access to the patio door and for sidewalk.

R. Perry stated the county comments only had one (1) comment. Doughton stated he did receive comments from the county on this subdivision.

PUBLIC COMMENTS: There were no public comments

ADJOURN:

C. Kishbaugh made a motion to adjourn. Seconded by D. Jones. Motion carried.

The Meeting adjourned at 7:30pm.

Next Meeting February 14, 2023 at 7pm

Respectfully submitted,

Tammy L. Miller

Tammy L. Miller, Secretary-Treasurer