

HARVEYS LAKE BOROUGH

# Board wants more info on proposed bed & breakfast

By EILEEN GODIN  
Times Leader Correspondent

The future of a sprawling property, located at Pole 254, is on hold as prospective owners are required to provide sketches and detailed plans for a bed and breakfast and banquet facility.

On Tuesday night, the Harveys Lake Zoning Board postponed until 7 p.m. on January 4 its decision on a special exception request by prospective owners David and Elgie Spurlin, of

Shavertown, to rezone a property from residential to commercial.

The Spurlins, along with some unnamed investors, are looking for the zoning change to take a 2.2 acre lot containing three living quarters, tennis courts, two garages and three boat houses into a bed and breakfast with the capability to host catered events such as weddings, anniversary, graduation and Sweet 16 parties.

The property was on the market for about two years, then taken off for a while and now re-list-

ed with Lewith and Freeman Real Estate Inc. for \$1.5 million. The zoning application stated the bed and breakfast would have 12 bedrooms, but during the meeting, Dave Spurlin said it would start with five bedrooms and expand to 10.

"I put 12 on the application so we would not have to re-visit it,"

he said. He said catered events at the property would accommodate no more than 125 guests.

Spurlin was aware of residents' concerns over parking prior to the meeting and explained he had plans to turn the tennis court into a parking area, estimating it could hold about 45 vehicles.

"If we need more room than

that, we could make arrangements to bus people in," he said. "There will be no parking on the street."

Zoning Board member Joe Reilly requested a lot layout, detailing the location of 45 parking spots.

Zoning Board solicitor Mark McNealis said what is really needed is a use variance, not a special exception, to rezone the property commercial. He explained the use variance would hold a higher standard than a special exception. Spurlin's attorney Eric Mahler was agreeable, saying the Spurlins want to take a property too large to be a single-family residence and put it to use.

"There are other large properties on the lake that have not sold," Mahler said.

McNealis added the Spurlins might need to apply for a low-ol-

ume highway occupancy permit. Spurlin said he is working on the business plan and estimates catered events would only be 20 percent of the business.

Mahler and the Spurlins agreed to provide the zoning board with more detailed plans for the property.

Resident Bernard Walter asked if the Spurlins took into consideration the cost factor of turning such a large property into a bed and breakfast.

"This could be a blessing in disguise," Walter said of the board's decision to table the matter. "You will have the cost of sprinklers in the ceiling and widening the driveway."

Living just 80 feet away from the property in question, Irene Brislin was glad to hear the board table its decision.

"More information is needed," she said.

KINGSTON TOWNSHIP

# Supers hope insurance will cover new cruiser

By SARAH HITE  
shite@mydallaspost.com

Supervisors approved a request to order a new police cruiser, pending an insurance estimate at their meeting Wednesday. The request came after an accident involving a township police officer occurred late on December 4.

Police Chief James Balavage said Officer Wade Curtis sustained minor injuries in the accident which occurred on Route 309 near the Sheetz convenience store.

Balavage said Curtis is currently on medical leave.

He also said the vehicle involved in the crash was only seven months old, and he hopes the insurance will cover the cost of a 2011 Ford Crown Victoria police cruiser. The department currently has six vehicles for 11 full-time officers, including Balavage.

Dallas Borough police are handling the investigation, and Balavage said he cannot comment on the incident until the

UP NEXT

Kingston Township supervisors will hold their reorganization meeting at 6:30 p.m. Monday, Jan. 3. The next regular meeting of the supervisors will be held at 7:30 p.m. on Wednesday, Jan. 12. Both meetings will be held in the municipal building.

accident report is released.

In other news ...

The board agreed to meet with the planning commission to discuss a natural gas drilling ordinance.

Planning Commission Chairman Ed Price Jr. said there are "as many as 40 flaws" in the proposed ordinance, which has been in the works for three years.

Board Chairman James Reino Jr. said the ordinance is a major priority for the township.

"From my experience and from my contacts, I know that people have signed leases in Wyoming, right on our border," said Reino, who works for a utility company.

He urged those in attendance to not think drilling will not impact the township, and referred to the exploratory gas well drilling at a Zosh Road property in

Lake Township. EnCana Oil & Gas found that the site lacked a commercial volume of gas and subsequently ceased operations in Luzerne County last month.

"Don't fall into a false sense of relief," he said.

The tentative meeting date with the planning commission is set for 6:30 p.m. on Tuesday, Jan. 18 in the municipal building.

The board also explored actions concerning the difference in rates for Luzerne County tax collections.

Reino said home rule organized municipalities receive \$1.50 for every tax bill collected, while non-home rule municipalities receive \$3.50.

The board agreed to contact Kingston Borough and Wilkes-Barre Township, which are also organized under home rule, to pursue legal action in the com-

pensation of funds.

Township Manager Kathleen Sebastian told the board about progress being made in the East Center Street bridge replacement project.

Reino said the ongoing project has been delayed since 1999 due to snags in acquiring property adjacent to the bridge, and the additional time and work has cost the township \$260,000 so far.

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# Budget passes; nuisance properties addressed

By EILEEN GODIN  
Dallas Post Correspondent

Supervisors passed the 2011 budget and were informed of nuisance properties still being an issue at their regular meeting Wednesday evening.

Keeping the mill rate at .322, supervisors unanimously passed a \$477,488 budget for next year. A mill rate is \$1 for every \$1,000 assessed tax value.

Insurance premiums for municipal vehicles went up from \$18,417 to \$42,000. Slight increases are expected in the areas of heating fuel and electricity for the municipal building, seminars, vehicle maintenance and supplies.

Areas of municipal income, such as sewer permits, building permits and solid waste collection, are estimated to stay steady. Supervisors are planning for a carry-over balance in the general fund of \$130,000 from 2010.

In other news ...

Resident Lewis Higgins notified supervisors two abandoned trailers off Queen of Peace Road are now attracting rodents and cats. Supervisor Amy Salansky acknowledged the trailers were once occupied but have been va-

UP NEXT

Lake Township supervisors will hold their reorganizational meeting at 7 p.m. on Monday, Jan. 3, in the municipal building.

cant for months.

"We are aware the trailers are full, full of stuff," she said.

Resident Leonard Ruotolo said the cats have been killing his chickens, as well.

Chairman Lonnie Piatt said he will walk through the area with Code Enforcement Officer Barney Dobinick. Township Attorney Mark McNealis said the Department of Environmental Protection should be notified.

Regarding a different property, Ruotolo informed supervisors, his neighbor, William Harrison, has not cleaned up his property as DEP required. Harrison received citations from DEP in 2009, ordering him to stop collecting and burning construction and household waste.

Ruotolo said two trucks loaded with roofing materials are now sitting at Harrison's property.

McNealis said, in regards to both nuisance properties, DEP could clean them up and then place liens against the properties.

Township Secretary Charlene Price announced her hours for next week will be changed from Thursday to 9 a.m. to 1 p.m. on Wednesday.

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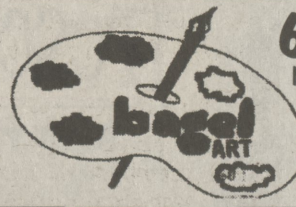
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