

BELLEFONTE BOROUGH PLANNING COMMISSION
MEETING MINUTES
August 22, 2016

Present: B. Dannaker, J. Mills, D. Gallo,

Excused: C. Dickman,

Staff: Vana Dainty

Guests: Joanne Tosti-Vasey

Call to Order

- Mr. Dannaker called the Bellefonte Borough Planning Commission meeting to order on Monday, August 22, 2016 at 5:00 PM.

Approval of the Minutes

- Mr. Gallo made a motion to approve the Planning Commission meeting minutes of July 25, 2016. Mr. Mills seconded the motion. A voice vote was unanimous to approve the minutes.

Land Development Activities

- None

Old Business

- Planning & Zoning Issues – Ms. Dainty updated the Board on what needs to happen for the Centre Crest Public meeting. Letters needed to be sent to all the property owners, which has been done. They were notified of the Public Meeting at the Bellefonte Borough Council meeting on Monday, October 3rd. There had to be a thirty-day notice. The property will be posted on Wilson Street and Howard Street it must be posted on the perimeters. That will be done a week before the public hearing. It will be advertised two times. Each time will have the map in it. The property owners got a copy of the map showing where the rezoning is going. Ms. Dainty emailed Sue Hannegan about the Nittany Valley Planning to see if anything needed done for that. Mr. Gallo said once there is a written proposal to change it approved by Council then it must be sent to the other municipalities. Mr. Badger will inform them at the September meeting that this will be coming. They will need to figure out the easements, but they won't do that until it is made R4. They will also be doing a land development plan. Mr. Gallo said in R4 the maximum impervious coverage is 50%. Ms. Dainty said they most likely won't even have 50% impervious coverage because most of it will be the retention pond. Mr. Gallo feels if you look at the entire property, changing it to R4 actually doesn't meet this. He isn't sure if it grandfathers itself in or not. Ms. Dainty said because it is non-conditional use so it does. Ms. Dainty read page 75-9 under #1: to provide for a natural extension that is not detrimental to public health safety in general provided such expansion does not exceed 50% of the existing ground floor or area of the structure or other space occupied by the use. She also read "provided that the alteration or extension meets the district regulation for such use of a structure as if the same were being altered or extended in the district where such use is permitted. There was some discussion that the easement may be moved to a different location.

New Business

- Ms. Dainty asked the Planning Commission to scout for new members because Ms. Dickman is very busy with her new job. Also, she and her husband started a mountain bike team at the High School. The Planning Commission needs two new members. Ms. Dainty will have it put on the Borough website.

Information Items

- The question was raised about the progress on the Waterfront Development. Mr. Dannaker questioned whether the lots would be consolidated. Ms. Tosti-Vasey understands the Bellefonte portion will be slid off of it and the lots would be consolidated if a developer wants the whole thing.

Adjournment

- Having no further business Mr. Mills made a motion to adjourn the August 22, 2016 meeting of the Bellefonte Borough Planning Commission at 5:30 PM. Mr. Gallo seconded the motion. A voice vote was unanimous.