

**BELLEFONTE BOROUGH PLANNING COMMISSION**  
**MEETING MINUTES**  
March 28, 2016

**Present:** B. Dannaker, K. Clark, J. Mills, D. Gallo  
**Excused:** C. Dickman,  
**Staff:** Vana Dainty  
**Guests:** Liz Lose, CCPCDO; Doug Johnson; Joanne Tosti-Vasey;

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**Call to Order**

- Mr. Dannaker called the Bellefonte Borough Planning Commission meeting to order on Monday, March 28, 2016 at 5:00 PM.

**Approval of the Minutes**

- Mr. Clark made a motion to approve the Planning Commission meeting minutes of February 22, 2016. Mr. Mills seconded the motion. Page 2, 1<sup>st</sup> paragraph was corrected to say Don Franson instead of Bob Franson. A voice vote was unanimous to accept the minutes as corrected.

**Land Development Activities**

- None

**Planning and Zoning Issues**

- Future Land Uses – Liz Lose, Senior Planner, Centre County Planning Office – Ms. Lose passed out some handouts to the Planning Commission members. Ms. Lose had five properties specifically that she is asking the Planning Commission to look at and review. One of the properties is the Armory property and the one adjacent to it, which is now owned by Weis Markets. Those two are highway commercial. Somehow for many, many years identified on the map at letter C is actually the PennDOT property. She is not sure how that was identified as residential. She suggested that the Planning Commission may decide that it needs to be highly commercial to come in compliance with the zoning.

Ms. Lose said this is part of the Nittany Valley Comprehensive Plan update. The County just adopted their land-use chapter of Comprehensive Plan. This exercise and update falls in line with what the County is doing.

Land use for the long-term, between now and the target date of 2025, trying to envision what you want on the ground conditions to look like. The papers the Planning Commission have say “forecasting conditions for the year 2014”. Liz said that is part of the confusion. The top frame of the map is what they captured from the aerial photography in 2014. She and a few other technicians went through and surveyed nearly the entire county doing the updates to the land use. The bottom frame is what Harry Roth put together for the comprehensive plan and this is what he predicted it would look like in 2014. Now they need to take the bottom map and get it out to the year 2015 and get it updated to reflect the land uses that the Planning Commission wants to see in the next ten years.

On Bishop Street the “A” is owned by Weis Markets and that is where the National Guard building was located that was torn down. Ms. Dainty noted that is Highway Commercial district. Mr. Dannaker said use and zoning is not always the same. Liz said they want to do the best job that they can to address the ones that they can address that they know are simple. “B” is also zoned Highway Commercial. Liz stated the majority of downtown Bellefonte is zoned Central Business District, but Harry identified a lot of the public uses. Ms. Dainty stated all of them are correct. “D” is by Reynold’s Avenue

but Ms. Dainty is unsure what it is pointing to. Liz said the back half of the neighborhood at Reynold's Avenue Harry had included as Future Land Use as Waterfront Business District. Mr. Gallo reported that is residential. Liz does not know how to handle that particular part of the neighborhood. If the Planning Commission really saw that neighborhood as being included in some fashion as part of the bigger Waterfront Business District or if that was something they wanted to say that this area would be better delineated as residential. Ms. Dainty would rather move it into the Village Commercial instead of the Waterfront. Mr. Gallo stated that would be a lot of homes to tear down to do something else with and some of those are very old homes. That was an inconsistency that Liz found that she wanted to address with the Planning Commission because with her knowledge it didn't seem to fit the Waterfront District. "C" is where the PennDOT building is. It slipped through the cracks. That area is zoned Highway Commercial but it is public space because it is PennDOT. In terms of use Harry was pretty consistent in doing cemeteries, schools, and Centre Crest as public spaces. For Bellefonte Harry tried to identify every public space.

Liz said this is just land use, not zoning. It is to get things updated to what the Planning Commission is comfortable with and what they want it to reflect over the next decade. Vana said some of South Allegheny Street where the Courthouse is and the Annex and Temple Court should be blue instead of gray on the map.

Dallas asked why this is coming before the Planning Commission who does zoning. He wondered if it should go to Borough Council for land use. Liz feels the recommendation of Planning Commission is very important. Land use controls zoning. Vana would like to show where the public spaces are because they are not taxpaying spaces. Public spaces are any government spaces, government owned. Changing the color is not changing the zoning.

Joanne Tosti-Vasey is confused because Ted Conklin's home is listed as being in the Waterfront District and she interprets that as a business. There are other uses allowed in the Waterfront District. Dallas said it grandfathered itself in but it is residential. She asked if the residential on Reynold's Avenue should be treated the same as Ted Conklin's home. Liz stated not from a use perspective.

A future land use map is typically a very general picture of what you want on the ground conditions...how you want to steer on-the-ground conditions over the next ten years. Kevin feels that should be reflected as zoning. Dallas said he is going to argue that the Planning Commission does zoning. Land use to him would be within Borough Council. Kevin stated they Planning Commission does not discuss land use in terms of future use of the property here. People come before them with planning issues and if they want a zoning change they have to go to the Zoning Hearing Board. The Planning Commission cannot affect that. When you say future land use it is whatever it is zoned in the future. Kevin stated the Planning Commission cannot change that. And Dallas added it's what that zoning allows.

Liz still feels that the perspective of the Planning Commission is important. The other thing she has to say is the future land use should be a method to help them shape their zoning. In her opinion she feels a lot of times it is flipped around. She received a phone call from a couple in Walker Township where by rights they are in an agricultural setting. They own 20 acres of land. They want to acquire and raise chickens and they weren't allowed to, but on their future land use map when it was reviewed they were coded as agriculture, but the township called and said they were zoned rural residential. So from a planning perspective to Liz that is an inconsistency. Dallas said he is sorry but he will argue that. Zoning is zoning. By law zoning is what takes precedence. Bob said that was brought up that sometimes land use can be interpreted by a developer for future zoning. The Sieg property was listed as agricultural in existing use when the aerial photography was and now it is listed as medium density residential. The school owns it...Dallas stated it is not listed that way in zoning...but the unused parcel is. Dallas is very confused on land use. He never in his years dealt with land use. He is a former zoning officer. That is why he is so adamant. Bob said the whole concept is confusing.

Liz stated if the Planning Commission feels this needs to go to Council and needs to be reviewed more in-depth by them it can go that way. There were just a couple areas on the map where she didn't feel comfortable making any changes until she started talking to some other folks. Dallas just finds it very confusing if you are trying to talk land use over zoning. Kevin stated Bellefonte is a built-out community that has very little room for growth. It is pretty much planned out. The Planning Commission doesn't have a lot of say in whether they'd like something to be R2 or not. It's pretty much planned out. It's already zoned and there is virtually no change in zoning. Kevin feels the plots are already in the right zoning. He doesn't feel the Planning Commission has a lot of say in future development at this point.

Liz asked if there are any other consistencies or anything on the map that is glaring that the Planning Commission feels should change that does not match zoning they should contact her.

Ms. Dainty feels the Habitat for Humanity property should maintain a commercial use. It is under Highway Commercial.

Dallas feels if this is something that should go further then Vana should take it to Council.

Liz stated, the map will be retained for the Nittany Valley Comp Plan. Eventually I have to take Bellefonte Borough and the surrounding municipalities and all their updates and put them together. She has to do this in comparing land use and zoning for Bellefonte Borough and all the surrounding municipalities. I need to address where the inconsistencies begin. Liz said if Bellefonte is at built out capacity and there is no room left there won't be a lot of room for taking "X" amount of parcels and say these land uses are going to grow and change. If it is fixed then they will just be used for comparison between Bellefonte Borough and one of the other municipalities. Dallas said zoning has mixed uses within the zoning. Liz said even with the Academy property she is not sure whether Tom Songer revives any of the plans there it is Central Business District, but if that use – an apartment building use and a residential use is allowed up there – what position is that for the land use. Ms. Dainty said if the first floor is commercial then the upper floors can be residential. Ms. Dainty said the former use is gone. Once it is vacated for a year it is gone.

### **Old Business**

- Dallas apologized for missing last month's meeting. Looking at the Centre Crest property he said right now Centre Crest is a usage that is not allowed in that zoning district. They are grandfathered. They consolidated their property and this is now all part of the Centre Crest entity. Dallas feels they extended that non-conforming use to another piece of property. Ms. Dainty said it is still zoned R2. Dallas realizes they are not intending to extend the building but to him to provide parking for that non-conforming use you are extending that non-conforming use into that parcel. Ms. Dainty will check that out. Bob said the current zoning allows expansion of a non-conforming use by 50% on the existing parcel. Ms. Dainty stated Council did not move forward with that at this point. It is going to a workshop where the Planning Commission and the neighbors will be invited. It will be a very long discussion. A date has not yet been set for the work shop. Centre Crest is in R4 and the lot is R2. A nursing home is not an allowed use in R4. That use is allowed into Highway Commercial. When it came before Council there was nobody representing Centre Crest at the meeting. Ms. Dainty feels it would be good to go to the Municipal Planning and the Attorney.

### **New Business**

-The Planning Commission is now permitted to have up to two alternates. Ms. Dainty said, I feel if you have them it would be nice for them to attend a certain amount of meetings per year and they would always receive the packets. If an alternate was at the meeting and there was a quorum they could participate but could not vote.

Dallas Gallo made a motion to have alternates, not more than two, for the Planning Commission. Mr. Clark seconded the motion. A voice vote was unanimous.

Ms. Dainty will post the vacancy on the Borough website.

### **Information Items**

- None.

### **Adjournment**

- Having no further business Mr. Clark made a motion to adjourn the March 28, 2016 meeting of the Bellefonte Borough Planning Commission at (?) PM. Mr. Gallo seconded the motion. A voice vote was unanimous.

The commission went into a works ession after adjouring.