

BELLEFONTE BOROUGH PLANNING COMMISSION
MEETING MINUTES
June 22, 2015

Present: B. Dannaker, K. Clark, C. Dickman, J. Mills, D. Johnson,

Excused:

Staff: Vana Dainty

Guests: Don Franson

Call to Order

- Mr. Dannaker called the Bellefonte Borough Planning Commission meeting to order on Monday, June 22, 2015 at 5:10 PM.

Approval of the Minutes

- Mr. Clark made a motion to approve the Planning Commission meeting minutes of April 27, 2015. Mr. Mills seconded the motion. A voice vote was unanimous to accept the minutes as presented.

Land Development Activities

- Land Consolidation Centre Crest - Don Franson, representing Centre County for the Final Preliminary Lot Consolidation plan for Tax Parcels 3210334 and 3210323. 3210323 is the large parcel to the north, which is the parcel that the facility is located on. 3210334 is the parcel to the south, which is now vacant. There was a house on there that the director lived in for a while. It was razed approximately a year ago.

The purpose of the lot consolidation is to make it one parcel. The northern parcel was acquired through two separate deeds. There is one UPI # but there is a property line separating it. It is two properties per the deed and they would like to clean that up and get rid of that line also. He provided a color-coded one that shows things a little better. The intent is to create one parcel. If it is approved he will create a deed, which will be the new description for the one parcel and it would be recorded along with the plan. There is no land development being proposed as part of this.

The line that he would like to eliminate separates the smaller parcel from the south to the parcel on the north. It doesn't coincide with the zoning lines, which makes it confusing. The zoning line was made at the two pinpoints. There is no request to change the zoning at this time. There is a gravel area on the lower parcel that has not been approved by the Borough for parking. Mr. Franson has not seen storm water calculations for it. He met with John (?) from Penn Terra. The Centre Crest people are looking to have a project come through in the near future. Mr. Franson would be reviewing that as the Storm Water Engineer.

The two deeds have different names. The one on the north was deeded to Centre County Industrial District. Mr. Franson would be reviewing that as the Storm Water Engineer.

The two deeds have different names. The one on the north was deeded to Centre County Industrial District. Mr. Clark reported there is a storm water line that begins in the lot, down over the cemetery, down Howard and in front of the Borough building. In 1957 a huge sinkhole opened in Cowdrick Lane that was repaired and that sinkhole takes all the water from upstream. Repairs were done to it in 2007-2008.

Ms. Dainty reported this would be a Final Preliminary, but the Planning Commission won't sign off on it until it comes back from the County. The County has already been looking at this.

There will be no change in ownership of the property. The County will still own it.

Mr. Clark made a motion for final conditional approval based on comments from the County. Ms. Dickman seconded the motion. A voice vote was unanimous.

Information/Discussion Items

- Mr. Dannaker reported the people doing the development of the Garman site changed something minor in their plans, which is the way the storm water drains.

- Ms. Dainty reported the Garman and the Cadillac are to be closing on the 24th or 29th and as soon as that happens they will move in to begin construction. They have found parking for their equipment and items so they won't be handicapping the downtown area.

- There are only rumors for the old Weis store.

- Mr. Dannaker learned at the NVJPC is that Graymont has new orders for lime that goes to the power plant in (?) so there will be 3,000 more rail cars a year coming through Bellefonte so they can meet the contract.

- Mr. Dannaker reported they are taking up the siding track by CVS so they can upgrade it.

- Ms. Dainty reported there have been discussions in the back of store fronts and through the discussions it was realized that there aren't many places that are big enough to do that with. If a property owner would decide to do that he would have to sprinkle and parking issues will need to be worked out. This can be a topic of further discussion in the fall or winter.

She feels there are also some things in the zoning book that need some clarification and cleaning up.

- Ms. Dainty wants to keep her eye on the old Black Walnut building. Ms. Dickman has noticed people there working for several days.

Mr. Clark reported the buildings in the Waterfront Development area are being broken into. Ms. Dickman reported windows in the Gamble Mill have been broken.

- On Zion Road the old gas station is going to be an Ingram's Market.

- The school district will be coming in the near future because they are going to make significant changes to the football field.

Old Business

- None.

New Business

- None.

Information Items

- None.

Adjournment

Having no further business Mr. Mills made a motion to adjourn the June 22, 2015 meeting of the Bellefonte Borough Planning Commission at 6:45 PM. Mr. Clark seconded the motion. A voice vote was unanimous.