

**PLANNING COMMISSION
BELLEFONTE BOROUGH
MEETING MINUTES**

August 29, 2017 – 5 p.m.

236 West Lamb Street, Bellefonte, PA 16823

www.bellefonte.net

CALL TO ORDER:

The regular meeting of the Bellefonte Borough Planning Commission was called to order by Robert Dannaker, Chair, at the Bellefonte Borough Municipal Building at 5 p.m.

PLEDGE OF ALLEGIANCE:

MEMBERS PRESENT: Robert Dannaker, Chair
Dallas Gallo
Nathaniel Day

STAFF MEMBERS Ralph Stewart, Manager

OTHER: Fred Henry P.L.S.

APPROVAL OF THE MINUTES:

The June 26, 2017 meeting minutes were presented for approval.

Mr. Gallo moved to approve the minutes of the June 26, 2017 Planning Commission meeting;

Mr. Day seconded the motion;

Motion carried.

LAND DEVELOPMENT ISSUES:

- **Lot Addition to Lands of Dennis R. and Kay F. Meleshenko from the Lands of Jeff E. and Rebecca A. Holter**

Fred Henry, P.L.S. from Mease Associates presented the plan for the lot addition. The lot addition presented is actually an old lot addition that Holter purchased from the developer of the land before these lots were developed. Holter is selling this lot addition back. It is exactly the same configuration as the original lot addition that the Holters purchased. The County planning office noted that the Holters never actually had it added to their deed. They had it as a separate tract so a note was added to the plan to this effect.

All questions and comments of the County and the Borough have been addressed, per Mr. Henry's correspondence.

As a side, it was noted that the square footage should be added to the Holter lot. 12,000 sq. feet is required in that area. This lot is approximately 18,508 sq. feet. This would meet the minimum requirement of the ordinance. Mr. Henry noted that the lot size is noted on the plan in acres, and not square feet.

Mr. Henry noted that all of the lots had lot additions when this portion of the subdivision was done. They all opted to straighten the line so additional land was purchased. Two property owners had it added to their deed, but the Holters never did, but instead, had two separate pieces of ground. This plan is to create a new deed with the two parcels consolidated into one.

**Mr. Gallo moved to approve the Lot Addition as presented;
Mr. Day seconded;
Motion carried.**

Mr. Stewart indicated that this plan will go to Council and once they approve it, the plan will be signed. The next meeting is September 5, 2017.

Mr. Henry will provide the square footage of the lot on the plan, for the Council meeting.

PLANNING AND ZONING ISSUES:

None.

OLD BUSINESS:

MINI CELL TOWERS - HOUSE BILL 1620

Mr. Stewart mentioned the Cell Tower legislation that was discussed prior. There is another House Bill being circulated called House Bill 1620 and it basically takes away rights that the municipalities have to control and regulate the mini towers. All associations, the cities, boroughs and townships are opposing this legislation. Borough Council, at their last meeting, requested letters (Benninghoff and Corman) be written in opposition to the Bill. This was completed. This same process was followed back in January 2017 with the last proposed Bill.

State College Borough's new ordinance regulating mini towers, adopted from College Township's ordinance, was in the newspaper recently. Mr. Dannaker wondered if there was a need for an ordinance. A few years back there was a proposal for towers around the Courthouse and near Cool Beans and near the water front, but that did not happen. Mr. Stewart can obtain a copy of the State College ordinance to review.

PLOZNER SUBDIVISION

At the last meeting, the Plozner subdivision was also discussed (West Beaver and North Spring). That is slowly moving forward. Staff is working with Zach Gay, surveyor, and he is working with the Estate of the family. It is only going to be about four lots, with a fifth lot to hold the stormwater basin. The whole lot is probably only about 4-5 acres. There is only going to be four minimum size lots (In Town In Fill District).

Mr. Stewart thinks that a Preliminary/Final plan will be presented at some point soon. Because it is a little bigger subdivision plan, there is a requirement that he contributes to parkland fund, in lieu of providing a park. The developer is aware of this and he also must comply with stormwater management.

GAMBLE MILL

Mr. Stewart recapped on the withdrawal of the purchase of the Gamble Mill. The realtor has had other people looking at the mill, but nothing definite. It is on the market.

Mr. Dannaker mentioned the Borough has taken care of fixing the boundaries. Mr. Stewart indicated that this was a good thing as lot lines got cleaned up and are ready to go. Nothing was transferred. He indicated that between the Gamble Mill and Lamb Street there is a little sliver of land that was not deeded to anyone. This was cleaned up.

INNOVATION DISTRICT

Mr. Stewart distributed some information on this previously discussed item. Mr. Stewart focused on food/beverage innovation district. The information presented talks about a Food and Beverage Innovation District in New York. With Bellefonte being in the middle of Central PA, and the farm to table initiative, micro-breweries, and farm co-ops he offered that it seemed like there may be something in this direction worth looking at.

Mr. Dannaker indicated that the picture on the hand out reminded him of an area in Columbus, Ohio. They have a huge warehouse building that they turned into a food court. It is indoors so it is convenient all year round. It was very busy. He opined that he felt that the district would be an excellent area for the concept.

Mr. Stewart added that this may also help local business via the school district with providing local grown food for the students. Cooking classes and other ideas were also talked about in consideration of this district.

Parking limitations were discussed.

NEW BUSINESS:

Evaluation of the Centre Crest Zoning

Mr. Stewart mentioned that Centre Crest is relocating. He indicated that rezoning needs to be discussed. For an example, offices are not listed as permitted uses in the R-4 zoning district. Discussion was held on offices, rental housing, etc....

Mr. Stewart indicated that all angles needed to be looked at in order to benefit the community. The stormwater issue was discussed and Mr. Stewart indicated that if parking needs to be addressed at the site, the stormwater would have to be mitigated. Centre Crest has not approached the Borough at all about this.

Mr. Stewart asked PC members to ponder this issue and after a few meetings, make some recommendations to Council.

Mr. Dannaker did not know if it was appropriate to “tie” the County’s hands by changing the zoning of this area. Mr. Gallo interjected that if the Borough allows different uses; there would be no harm to give it more use. A rundown of allowable uses in R-4 was listed, which included apartments, patio homes, private schools and group homes. The uses are limited. Mr. Stewart indicated that it was about 2007 when the area was rezoned to R-4. He offered that R-1 is low density residential that allows offices but not apartments. Additionally, any changes made to the R-4 district would affect the entire district. Spot zoning was discussed briefly. PC was asked to consider this topic and discuss at the next meeting.

OTHER:

North Allegheny Street closure was discussed briefly.

The Armory property is on the market, advertised without a broker. There is some interest.

The same issue exists with the waterfront. The flood map changes were made and the grant audit was done and everything looked good. Hopefully something in the next year or so will develop there. The walkway will be subdivided off and kept with the Borough. Anything else will probably wait to see what the developer wants to do.

The overlays for the innovation district were discussed briefly relative to vacant available spaces. PC was hopeful.

The Springboard incubator was discussed. Paperwork was not ready for potential lessors but the County wanted to have a grand opening at the time it was held. Getting closer to people being in there working.

Potential occupancy at the Willowbank Plaza was discussed. The owners are working on attracting tenants.

Parking was discussed near the Match Factory. Mr. Stewart indicated that they are waiting for the Bellefonte EMS to find another location. They want to move out of that location. A location has not yet been determined and the locations are limited.

INFORMATION ITEMS:

None.

ADJOURNMENT:

Mr. Gallo moved to adjourn the August 28, 2017 Planning Commission Meeting;

Mr. Day seconded the motion;

Motion carried.

Meeting adjourned at 5:42 p.m.