

BELLEFONTE BOROUGH PLANNING COMMISSION
MEETING MINUTES
November 23, 2015

Present: K. Clark, J. Mills, D. Johnson,
Excused: B. Dannaker, C. Dickman,
Staff: Vana Dainty
Guests: Joanne Tosti-Vasey; Jeff Bowman

Call to Order

- Mr. Clark called the Bellefonte Borough Planning Commission meeting to order on Monday, November 23, 2015 at 5:10 PM.

Approval of the Minutes

- Mr. Johnson made a motion to approve the Planning Commission meeting minutes of October 26, 2015. Mr. Mills seconded the motion. A voice vote was unanimous to accept the minutes as presented.

Land Development Activities

- Review the final plan for moving of the Freight Building to Talleyrand Park making sure they have addressed the county's comments – Jeff Bowman, Sweetland Engineering, went through each of the comments. Jeff thanked Ms. Dainty for her help. There are still a few minor things that he has been working with Matt Auman on. When the sewer and water connection was done to the existing buildings, which is a requirement, they did a PA 1 call and they were able to mark but they didn't know what the laterals did when they entered the building so that end was not able to be surveyed. In talking with Matt he believes that his guys probably know where they are at. Jeff sent him a plan this morning. They played some phone tag but Jeff was not able to directly talk to him. Ms. Dainty will schedule a meeting for him and Jeff tomorrow if she knows when. The water line is called Aqua Penn Spring Water Company, but it is no longer Aqua Penn. It is the private line that goes to Milesburg. They sent Jeff plans that show the line is an 8" line.

The first group of comments was clerical issues. There was a misspelling. They added Pennsylvania to the title page under the description. There was an inconsistency in gage. The property owner was switched to the Borough of Bellefonte rather than Bellefonte Borough. They needed to do some additional labeling for Lamb Street.

They did some deed research and were having trouble finding each and every deed and Anson was able to point them in the right direction on some of the comments. The smaller parcels were put into one deed as a larger parcel, but it was never actually consolidated. There was a correction to a parcel number. The railroad is the border, but Anson asked that the pharmacy be put on.

They clarified the source of the title of the adjoining property labeled The SEDA-COG Joint Authority. They only had it listed as SEDA-COG.

The location map, first page, they added a label to Spring Creek to show that is where it is. They clarified the source and title of the property being developed. This is where Anson really helped out with the deed book and the page number for the property. They were able to add that to the description.

Per deed the property being developed was preview surveyed in 1971. They were able to survey the property line along the railroad and the railroad's property so they do know that they are not impeding on that property line. There is no side setback.

They originally didn't have the size and material, for the Aqua Penn Spring Water Line, but Lee was able to provide him with plans that show it was 8" PVC.

The next three were the ones that were discussed earlier. . When they did the PA 1 call the laterals going into the Train station building did not show up, which is not unusual. In talking with Matt Auman he believes through mapping and through his guys working in the area that they know where it is at. He thinks he will have Matt hand mark a plan and they will go in and put the lines in as he believes they are and they will put a note stating they are approximate locations. It's just background information because sewer and water are not being connected to this building.

They labeled the specific use of each of the buildings on the property. They were able to add some information. They added note 15 on the cover. They indicated it will be a museum.

Bellefonte Borough is planning to install a fence around the children's play area as part of the community block grant program. They were able to label the fence, noting the height and material. The railroad people were able to provide the information on where their fence is proposed. Ms. Dainty noted this is proposed and can change a little bit. It is noted that the fence will be installed by others and not part of the process.

The next is talking about the sidewalk extensions and the Borough's plan for that. The drawings that the railroad folks had showed where the sidewalk is be going. Essentially it is the same as the fence – the sidewalk is shown coming up along here to the bridge, but it is indicated that it will be installed by others. It shows how the access to the new building will fit in with the overall project the Borough has. The building will have its own walkway that will tie in with what the Borough and/or railroad installs.

There are some signatures needed from the Planning Commission, the surveyors, and an engineer.

Comment 5A asking why water and sewer lines are not shown into the building.

The ownership block will need sign.

They are waiting to receive the Conservation District's review and approval as required for erosion sedimentation. They reviewed the project with Jim Coslo and because of the small amount of disturbance in the project they won't be reviewing it but part of the requirement is there still needs to be an ENS plan. Sheet four is the ENS plan.

Anson was asking about the letters for willingness to supply from Bellefonte, but that is not a requirement since there won't be water.

For section 575.38A the Bellefonte Borough's Zoning Ordinance was able to be included. They received HARB certification.

Provide written confirmation from the Bellefonte Borough Zoning Officer indicating land development proposal meets or exceeds all the regulations for the Bellefonte Borough Zoning. That would be a letter needed from Ms. Dainty.

Also from Ms. Dainty she needs to provide written evidence that all federal and state regulations regarding placement of this structure in the flood plain has been reviewed. On the same note, this project was reviewed with DEP and the District Office looked at it to be sure all their requirements were met with anything to do with being so close to the stream and the flood plain. They have a finished floor and the entire wood structure will be out of the 100-year flood plain.

There is no monument or marker on the property itself. There is a marker on the other side of the railroad, a benchmark as an elevation, which technically is on the adjacent property. It is something a surveyor can tie into or be part of the project. Mr. Clark feels the property line in the drawing is somewhat irrelevant as long as the railroad is in agreement to where the building sits.

The county can review the plans but they cannot say no to something that the approving entity agrees to. This will be a recorded plan. It will go to Anson and Ms. Dainty will provide a letter saying she is satisfied with the plans.

The last general comment is asking about lighting. Ms. Dainty stated that won't be determined until the building gets there. Mr. Holderman said there will be a light pole there but the Borough will do the lighting. There will be some lights on the building.

In summary the outstanding items are determining the location of the sewer, water and electric coming in. That is in progress. The benchmark is the other outstanding issue.

The next Council meeting is December 7th. Both parties approved with the condition of the County's comments being addressed, so it is a matter of putting the plans on the table so they can sign. Ms. Dainty will have Council sign first and then the Planning Commission will sign.

- Johnson Plans – were approved October 27, 2014. They had met all the requirements of the Planning Commission. It has not been able to be recorded. The County has requested that the Planning Process be done over. There are no changes to the plan. Basically the Planning Commission is reapproving their signatures and approval.

Mr. Mills made a motion to approve it based on the comments. K. Clark seconded the motion. Mr. Johnson abstained from voting. Ms. Dainty clarified that there are three members present so there is a quorum. The quorum was established. A voice vote was unanimous. Ms. Dainty needs a copy that is not signed and the date on the drawing must be corrected.

Information/Discussion Items

- Vacant Seat – Mr. Johnson will be leaving the Planning Commission because he was elected as a Council member. Ms. Dainty thanked him for serving in this capacity over the last few years. Someone interested in the vacant seat is Dallas Gallo.

Mr. Mills made a motion to recommend to Council that Dallas Gallo be appointed to the Planning Commission. Mr. Johnson seconded the motion. He would be completing the term for Mr. Johnson. This appointment would be effective January 4, 2016. A voice vote was unanimous.

Old Business

- None.

New Business

- None.

Information Items

- Ms. Dainty asked all the Planning Commission members to shop small and shop Bellefonte this weekend. On Saturday will be the Bellefonte Passbook of Savings. There are 29 businesses participating in this. If you get your passport stamped in five different locations you can be entered to win a \$25.00 town-wide gift certificate. This is sponsored by Belchi and the Chamber. Remarkables is paying for the stamps everyone is stamping with. The stores will be open until 5:00 p.m. .

Adjournment

- Having no further business Mr. Johnson made a motion to adjourn the November 23, 2015 meeting of the Bellefonte Borough Planning Commission at 6:05 PM. Mr. Mills seconded the motion. A voice vote was unanimous.