

**BELLEFONTE BOROUGH PLANNING COMMISSION**  
**MEETING MINUTES**  
September 28, 2015

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

**Excused:**

**Staff:** Vana Dainty

**Guests:** Joanne Tosti-Vasey Todd Smith ELA Group

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**Call to Order**

- Mr. Dannaker called the Bellefonte Borough Planning Commission meeting to order on Monday, September 28, 2015 at 5:00 PM.

**Approval of the Minutes**

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

**Land Development Activities**

- Bellefonte Area School District Rogers Stadium upgrades (football stadium) - Todd Smith, ELA group provided some background on the school district. An architect was hired to look what could be done to make Roger's Stadium more ADA accessible. A report was provided to the district with a series of improvements for the district to implement in the stadium to bring it up to ADA compliance. The recommendations were to begin by providing access to the stadium; improvements to the interior of the stadium that could be implemented as time progresses and as the district has monies available and budgeted for smaller projects. They would like to look at this on an incremental basis to improve the stadium as the money is budgeted for it.

An aerial view of the school site was provided. The project proposed, as project one, is an ADA parking lot. The proposed lot will provided 15 handicapped parking spaces and five regular parking spaces. The location is in a grassy area where there currently is a batting cage located. Currently there is a controlled gate that is used only during football events and handicapped individuals are permitted to park there as well as the police and ambulance. They explored other options for the handicapped parking. There will be signage for handicapped parking straight ahead and then one for handicapped parking to the right and they would park in the grass area. There is a 10' access gate walkway where they can go through the gate and access the end of the bleachers.

The stadium is in both Bellefonte Borough and Spring Township. Spring Township has already reviewed the plans. Spring Township addressed zoning comments at their planning commission. They did recommend approval to their supervisors.

The lot will be a paved asphalt lot and the access drive will be stone. The storm water management facility is under the gravel driveway. When you reach the steeper part of the driveway the proposal is to keep the water into the sump area. The pipe would be relatively level and the water will flow along the pipe and infiltrate along the way. They have considered the existing conditions of the high school and the capacity of the pond as part of the calculations. There is a hatch for the emergency spillway of the pond. They are working with Don Franson, the borough's Storm Water Engineer. They met with him to see if the concept was acceptable so they could proceed. He felt the concept was okay so they moved forward with it. . Don has allowed them to use a standard assumption based on the size of the sump with a marginal factor of error. He provided the number to use for the infiltration rates. There is general infiltration testing from a larger project in 2006 when they did the additions and renovations.

The additional five regular parking, places are an economical issue. The five spaces were originally three additional handicapped spaces but due to the size of the stadium were not needed. Those five spaces could be used for someone associated with the game such as coaches or referees. The parking lot will be controlled access so those five spaces will not be open to the general public. The actual handicapped parking space is a regulation sized space. The aisle ways between then is a generous design because it is totally a handicapped ADA accessible parking lot. The aisle ways are 9 1/2' rather than 5'. This prevents conflicts with wheelchairs and lifts. The parking area would also be available for other sports venues.

Currently the challenge handicapped people face after parking is when they get into the stadium. The architect put together his sequencing and this parking lot enables people to enter the stadium on their own. Once inside they will still need assistance until the additional improvements are made to the interior. This is being controlled by the budget. It is a large financial commitment to do the entire project at one time.

They plan to come back to the municipalities for the land development plan for the remainder of the project and go through the approval process; then, as the district finds the funds they will, within that larger land development, choose the smaller projects to work on. Concession buildings and ticket booths will be renovated and fixed up. The track is now a cinder track that has a certain level of infiltration. The walkway would be paved around the track, but it probably wouldn't be as wide as it now is.

The gravel, for the driveway, will be 2A stones and will be compacted. The surface is 8" PennDOT 2A and the infiltration bed is 4' of Ashton #3 stone.

The lights will only be on when the lights are on inside the stadium. The light fixtures are LED and use a minimal amount of electricity.

There will be signs posted to direct people to the site and there will also be parking attendants. It will be investigated as to whether there needs to be signage on Bishop Street.

The County has seen the plan through Spring Township. Vana will submit it to the County on behalf of the Borough. The comments from the County were related to the township ordinances. The predominate comment was there needs to be a storm water management easement declaration for the system. That will also need to be done for the Borough. The County did not say anything that would throw up a red flag. An Erosion and Sedimentation Control permit is not necessary. They have to put together a plan but the area of disturbance is less than one acre. The plan it put together and it is there for construction but it doesn't need to be reviewed.

The engineer is putting together and finalizing the report for the Storm Water review to submit to Don. It will probably be approved and completed by Don prior to the Council meeting and prior to the Spring Township Supervisors meeting.

J. Mills made a motion to approve contingent upon approval from the Storm Water Engineer and incorporating the County comments into the final plan. D. Johnson seconded the motion. A voice vote was unanimous.

### **Information/Discussion Items**

- Outcome of Borough Council meeting - About a month ago Mr. Dannaker went to the Council meeting regarding a recommendation of a change of ten calendar days to fifteen business days Council approved the recommendation. It is not a final approval because to change the ordinance there needs to be a public hearing and another meeting.

Ms. Dainty sent the change to the County for any comments. That was returned and they have no changes or recommendations. Now the Borough will advertise the ordinance and then have the public hearing. Possibly by the beginning of 2016 it will state 15 business days.

### **Old Business**

- None.

### **New Business**

- None.

### **Information Items**

- The Nittany Valley Joint Planning Commission is developing a hazardous mitigation plan...  
...Jody from 911 informed everyone that they didn't need anything else from the Borough because everything is up to date.

County Emergency Management Agency covers rail/transportation incidents.

- On Allegheny Street by the Cadillac Building there will be a construction crane erected. It will be there for approximately five months so that portion of the street will be one-way coming down. There is a power line that needs to be moved and once it is moved the crane will come. They are using the crane because there is a lot of steel being used in the building.

- Vana will contact Uni-Mart to get an update on the building that burned on Thomas Street.

### **Adjournment**

Having no further business K. Clark made a motion to adjourn the September 28, 2015 meeting of the Bellefonte Borough Planning Commission at 5:55 PM. C. Dickman seconded the motion. A voice vote was unanimous.

DRAFT