

**PLANNING COMMISSION  
BELLEFONTE BOROUGH  
MEETING MINUTES**

**December 11, 2017 – 5 p.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The regular meeting of the Bellefonte Borough Planning Commission was called to order by Chair Robert Dannaker, at the Bellefonte Borough Municipal Building at 5:00 p.m.

**PLEDGE OF ALLEGIANCE:**

**MEMBERS PRESENT:** Robert Dannaker, Chair  
James Mills, Secretary  
Mark Edwards  
Nathaniel Day

**EXCUSED:** Dallas Gallo

**STAFF MEMBERS:** Shannon Wright

**GUESTS:** Zach Gay, P.L.S.  
Doug Johnson

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**APPROVAL OF THE MINUTES:**

The November 7, 2017 meeting minutes were presented for approval.

**Mr. Mills moved to approve the minutes of the November 7, 2017 Planning Commission meeting, as revised;  
Mr. Edwards seconded the motion;  
Motion carried.**

**LAND DEVELOPMENT ACTIVITY:**

Subdivision of Lands of Rose Plozner –

Mr. Zach Gay, P.L.S. appeared before Planning Commission to present the subdivision plan. The property owner, Mrs. Rose Plozner wishes to subdivide this property. Chris Schnure at Centre County Planning reviewed this plan and comments were addressed. Donald Franson, P.E., had stormwater comments, which have been addressed by Unitec.

This property is under conditional title. Most properties go to the center of a roadway, which provides for access. In this case, the Plozner's purchased Lot 3 of the Daniel Summerville subdivision of 1876. This crossed West Beaver and went to Ardell. This residue was retained after subdividing some lots. This residue was retained, and this was divided again in approximately 1978. Council did approve this, although the plans are unsealed.

There is a note on the plan that it was undetermined if the Borough dedicated Beaver. There is the same issue with West Fifth. Mr. Gay does not have strict evidence that the property line goes to the center of the roadway, that is why he stopped at the right-of-way line. Now the boundary reflects the right-of-way line.

It is unknown if the gas or water lines have an easement, but the sewer does. The gas line as drawn to show it not in the public right-of-way either. This is how the PA ONE call marked it. They are supposed to be within a foot and a half of the actual location.

It was confirmed that a more current survey was not available for comparison, so based on the best assumptions and information at hand, the parcel lines have been drawn. Mr. Gay is going by the 1876 survey of the Summerville subdivision which brings the property line into the middle of the road.

It was confirmed that the Borough Engineer only reviewed the stormwater of this project.

Mr. Gay offered that when Anson Burwell was at the Planning Office he was often undecisive regarding showing the boundaries at the right-of-way or in the middle of the road. Lots along West Fifth are the minimum required lot size and the three at West Beaver are over the minimum. Mr. Gay did not know off the top of his head what the gross acreage was. The net is outside of the right-of-way.

**Mr. Edwards moved to approve the plan for the Subdivision of the Lands of Rose M. Plozner;**  
**Mr. Mills seconded the motion;**  
**Motion carried.**

The plans will go before Borough Council at their next meeting.

#### **PLANNING AND ZONING ISSUES:**

Ms. Wright stated that there is a variance request being heard Wednesday. This is for the area behind the Bellefonte Mart. The developer wishes to put residential units on the first

floor as the zoning allows for units on the second floor and above only. There is a long lot between the milk plant and the mart and that is where the units are proposed.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**OTHER:**

Mr. Dannaker offered that he has been on the Nittany Valley Joint Planning Commission. This year will be his last year. They meet six times a year and meeting venues rotate among municipalities. There is a meal served at the meeting. The Centre County Planning Commission supports the meetings. A planning commission member and a Council member represents the Borough on the joint commission; Ms. Wright also represents Bellefonte at the meeting.

Mr. Dannaker and Ms. Wright indicated that the meetings are interesting and productive. There was a master plan developed by the Nittany Valley Joint PC had to be approved by each individual municipality. The updated plan, which the commission is currently working on, will eventually go before Borough Council for approval.

He asked for a volunteer to take his place on the commission. Borough Council would make the appointment and it is for a two years term.

He further offered that when he came to the Borough in 1987, the municipalities were “fenced off” from each other with no interaction but through the NVJPC, interaction and communication has increased. It has enabled a sense of togetherness with projects like the swimming pool and the fire/EMS services.

**INFORMATION ITEMS:** None.

**ADJOURNMENT:**

**Mr. Edwards moved to adjourn the December 11, 2017 Planning Commission Meeting;**

**Mr. Day seconded the motion;**

**Motion carried.**

Meeting adjourned at 5:34 p.m.