

**BELLEFONTE BOROUGH
PLANNING COMMISSION
MEETING MINUTES**

May 29, 2018 - 5 p.m.

236 W. Lamb Street, Bellefonte, PA 16823

www.bellefonte.net

CALL TO ORDER:

The May 29, 2018 meeting of the Bellefonte Borough Planning Commission Meeting was called to order at 5 p.m. by Mr. Dannaker.

PLEDGE OF ALLEGIANCE

ROLL CALL

PLANNING COMMISSION

MEMBERS PRESENT: Mr. Robert Dannaker
Mr. James Mills
Mr. Mark Edwards
Mr. Nathaniel Day
Mr. Dallas Gallo

EXCUSED: None.

STAFF PRESENT: Mr. Ralph Stewart, Borough Manager
Ms. Shannon Wright, Zoning Administrator

GUESTS: None.

APPROVAL OF MINUTES:

Approval of the April 23, 2018 meeting minutes.

Mr. Mills moved to approve the April 23, 2018 minutes as amended;
Mr. Gallo seconded the motion;
Motion carried.

LAND DEVELOPMENT ACTIVITIES: None.

PLANNING AND ZONING ISSUES: None.

OLD BUSINESS:

Rezoning Centre Crest and Adjacent Properties from R-4 to R-2

The consensus from the last meeting appeared to be rezoning the R-4 area to R-2 to have more control over the uses of the area in the future. A written paper was provided by Ms. Wright outlining and summarizing the discussion. If Council agrees with the rezoning, it will be advertised for a public meeting. The properties being affected will also be sent notification relative to the anticipated rezoning. There are multi-family dwellings as well as some vacant lots. Everything in that R-4 section will be incorporated to R-2. Mr. Stewart explained that there were only two directions to go, either low density or medium density which would be the R-2 district. This will open the opportunity to allow for professional offices.

Discussion was held on Bellefonte Elementary School and the possible closing in the future. If that would happen, most likely the building would be sold. It would be the same situation as Centre Crest. In R-2 there are also a lot of churches, - larger buildings, which may need an adaptive reuse. The regulation is set at larger than 10,000 square feet. If offices are permitted then there is more control over what can happen in the larger buildings that may become vacant in the future.

Mr. Stewart does not think that the rezoning will affect any property owners negatively. The Borough has rezoned in the past. The property owners can continue the same use with no problem, but if they wish to change the use they need to comply with the new zoning regulations of the district. Additionally, rezonings can always be revisited down the road.

The Centre Crest parking lot was discussed briefly. Mr. Stewart believes that was the last time the parcel was rezoned.

**Mr. Gallo moved to approve the rezoning of R-4 to R-2, as presented;
Mr. Edwards seconded the motion;
Motion carried.**

NEW BUSINESS:

Mr. Stewart discussed the two properties that are on the market. He indicated that there is nothing firm in the works at present.

The Gamble Mill property was discussed. The current interested parties, let the sales agreement lapse. They are going to renegotiate the sale. The liquor license was separate from the property. There was a struggle to get that. They wished to have it all packaged together and they found out that would have to be open to have a marketable license.

The Old House Fair is June 8-9, 2018. Mr. Stewart encouraged PC members to attend. The Borough will cover the fees for members if they wish to attend.

The Nittany Valley Joint Comprehensive Plan was discussed. Mr. Edwards reported that it may be ready for signatures in a few months. A housing survey was underway and it was found that there is sufficient inventory in the area. They are considering reviewing fire and safety betterment in the future.

ADJOURNMENT:

**Mr. Gallo moved to adjourn the meeting;
Mr. Edwards seconded the motion;
Motion carried.**

Meeting adjourned at 5:35pm.

DRAFT