

**PLANNING COMMISSION  
BELLEFONTE BOROUGH  
MEETING MINUTES  
August 27, 2018 – 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  
Dallas Gallo

**MEMBERS EXCUSED:** Nathaniel Day

**STAFF MEMBERS:** Shannon Wright, Zoning Administrator

**GUESTS:** Kyle Crossman

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**APPROVAL OF THE MINUTES:**

The May 29, 2018 meeting minutes were presented for approval.

**Mr. Gallo moved to approve the minutes of the May 29, 2018 Planning Commission meeting, as revised;**

**Mr. Mills seconded the motion;**

**Motion carried.**

**LAND DEVELOPMENT ACTIVITY:**

**Replot 231 E. Burrows Street and 231 N. Ridge Street**

A replot plan for 231 E. Burrows and 231 N. Ridge was presented to Planning Commission for approval. The property owner, Kyle Crossman, was denied building

permits twice. The homes were demolished last year, but the foundations remain. Mr. Crossman planned to rebuild the homes in the same or similar footprint to the original structures. Ms. Wright approved each permit based on zoning twice and Centre Region Code denied them both times. The main issue with the lines is one line looks like it goes through the house (a site visit showed it went right next to the house, not through it). Code requires lines be at least five feet away from a structure.

After the permit was denied the second time, staff spoke with Walt Schneider of Centre Region Code, and it was determined that the best use of the properties moving forward and for the future would be to straighten the lot lines so that the property owner could build again within the setbacks and within Centre Region Code's guidelines for new construction.

Because both of the lots were also under the minimum lot size, Mr. Crossman applied for and received a variance to replot the lines and have each lot under the minimum lot size. The important thing to see is that the lots are now uniform. Even though one will be smaller than previously, they are both more even in size and they will make more sense in the future. The lines are proposed to be replotted.

Mr. Gallo took issue with the fact that the building project was approved by Borough zoning, but denied for zoning reasons through Centre Region Code. Ms. Wright added that this has been a long process her and Kyle have been working on since he purchased the properties over a year ago. The variance and replot were a direct result of the second denial through code and were the only way code would grant a building permit for the properties.

**Mr. Gallo moved to approve the replot plans as presented;  
Mr. Mills seconded the motion;  
Motion carried.**

Mr. Dannaker proposed easements for the parking and the driveway.

The plan will go to the County for review and recommendations, and then to Borough Council for final approval.

**PLANNING AND ZONING ISSUES:** None.

**OLD BUSINESS:**

**Rezoning Centre Crest and Adjacent Properties – Update**

Ms. Wright stated that the public hearing on the rezoning was going to be held on August 20, but a few days prior, it was postponed at the County's request. There is a meeting on August 28 with the County personnel. The Borough will move forward with the public hearing at some point but are meeting with the County first, as a courtesy.

The County owns two or three lots in the proposed rezoned area, and there are private property owners around the area as well. The only negative comments came from the residents on Wood Street and Monroe. They have multi-family units and they want to make sure that their properties remain viable into the future. As long as they do not change the use, they can stay, but the Borough staff may tweak the rezoning to make that less ambiguous to those property owners.

### **NEW BUSINESS:**

#### **The Gamble Mill - Requests**

The Gamble Mill is under contract once again and the new developers are proposing a brewery with some commercial space, turning the upper floors into apartments. They are supposed to close on the property at the end of September. Ms. Wright has not heard from them recently, so she does not know how that is moving forward.

The new developers have requested Borough Council to amend the Zoning Ordinance to allow for apartments to be 300 square feet and to reduce the maximum impervious coverage from 75% to something larger, to be able to expand the footprint. Council was against these requests. Council wanted to make sure that Planning Commission knew that Council would not entertain approval of those requests. Council stated that the waterfront district was already strategized, and they do not want to make changes for one property that may affect the rest of the district.

### **OTHER:**

The new waterfront development was discussed briefly. The developer plans to go through HARB and Planning Commission before he purchases the land. The two prior developers involved by the Borough by requesting the Borough to do the grant applications.

A boot shop going into the new commercial area at Phoenix Avenue was discussed briefly. The intersection of Phoenix Avenue is a bad intersection and it is hard to exit. The property across the street may be a used car lot, if they close on the property.

**INFORMATION ITEMS:** None.

### **ADJOURNMENT:**

**Mr. Gallo moved to adjourn the August 27, 2018 Planning Commission Meeting;**  
**Mr. Edwards seconded the motion;**  
**Motion carried.**

Meeting adjourned at 5:47 p.m.