

**PLANNING COMMISSION
BELLEFONTE BOROUGH
MEETING MINUTES
October 22, 2018 – 5 p.m.
236 West Lamb Street, Bellefonte, PA 16823
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
Mark Edwards
Dallas Gallo

MEMBERS EXCUSED: James Mills, Secretary
Nathaniel Day

STAFF MEMBERS: Shannon Wright, Zoning Administrator

GUESTS: Rod Beard, Esquire (BAIDA)
Ralph Stewart, Borough Manager
Joanne Tosti-Vasey, Borough Council Chair

APPROVAL OF THE MINUTES:

The August 27, 2018 meeting minutes were presented for approval.

Mr. Gallo moved to approve the minutes of the August 27, 2018 Planning Commission meeting;
Mr. Edwards seconded the motion;
Motion carried.

LAND DEVELOPMENT ACTIVITY:

Final lot addition from the Borough of Bellefonte to the Bellefonte Area Industrial Development Authority and final replot plan of the Bellefonte Area Industrial Development Authority into revised tax parcel 32-302-93 and revised tax parcel 32-302-84.

The consolidation of lots at the waterfront was discussed. Rod Beard, solicitor for the Bellefonte Industrial Development Authority spoke on behalf of this replot project. The parcels were acquired by the Borough several years ago as part of the redevelopment project and the Borough conveyed them to the IDA for ownership purposes. They went through FEMA to get the wall built and filled in behind to raise the area above the flood plain. The flood plain maps were modified. The majority of the area is no longer in the flood plain, so it is a buildable site.

When the property was acquired, it was three separate parcels. One was from the Patt Organization, and the center parcel was from the Savina family, and where the Bush House used to be on High Street side, was acquired from the Kemptons. There were three separate parcels. In the development process, the parcels were kept separated for the time being because it was unclear what would become of them.

The buyer wants the entire group of parcels. This is the process to combine the parcels and consolidate them as part of the lot addition process. The Borough would maintain ownership of the area where the wall and walkway are located. That will be subdivided off from the parcel to be conveyed back to the Borough to remain in the Borough for maintenance and public use in the future.

There have been a number of areas where right of ways needed to be reserved for utilities and those are noted on the plan. One of the primary ones is the access easement. After discussions with the surveyor it was determined that it would be best if the Borough retained a 15-foot access easement behind the wall so that crews could get in and do repairs, if necessary. There is electrical conduit back there as well.

The County Planning Commission has reviewed the consolidation/replot and comments were minimal. They had no objections to the plan. Mr. Beard asked for Planning Commission approval of the consolidation of these parcels into one and approve the subdivision of the walkway and wall area as a separate parcel to be conveyed to the Borough.

Nothing will be recorded until the IDA is 100% certain that the buyer is going to proceed with the transaction. However, it needed to be approved prior to any closing on the property.

Gamble Mill side of the property there was a property line adjustment as well. There is a portion of that Gamble Mill property that is still owned by the Borough. That end was cleaned up. On the High Street side, the Dunlap Street right of way, there is a little

discrepancy about where the right of way actually exists. There are notes on the plan about some additional dedication to make sure that what is actually being conveyed to the intended buyer does not include any of the street that the Borough needs to retain for access to two other properties.

Mr. Stewart stated that he fully expected a land development plan to be presented in the next few months by the developer. The consolidation of the parcels is really just phase one; phase two would be the developer coming through with the land development plan and going through the planning process and HARB process and eventually to Borough Council for final approval of the land development plan. That will not be seen for months, perhaps in 90 days or so from now. They are waiting on some grant funds and they are hoping on an award in a month or so. That appears to be the last condition of the sales agreement. Once that happens, Mr. Stewart believed that everything else would be a go for the plan to come through the planning process. He wanted to clarify the steps with the Planning Commission.

Mr. Gallo inquired about the Gamble Mill property in that it was separate from the potential development proposed. Mr. Beard stated that it was separate, and it was not included in this process. The brick sidewalk is shown on the plan, but technically, the developer will own that brick sidewalk. The intention is that the developer wants to have that as a road and it will be up to them to maintain it. Part of the agreement included the grant allowing the developer to put Dunlap Street back in, per Mr. Stewart.

Mr. Dannaker inquired about the bottom side near the mill race. The line goes right up to the wall of the mill race. There will be a small area that will remain with the Borough. There was concern with something happening to the bank. Mr. Stewart stated that they do need to go through the land development process and they have expressed no intention to take out the mill race or endanger it. It would have to go through the planning process, HARB and Borough Council. He does not perceive that being an issue. There are a lot of obstacles to overcome to get there. He does not think it is even on the radar. It would be the streamside of the mill race, as clarified by Mr. Beard.

The fifteen-foot easement along the wall on the developer's side was discussed. This will require the developer to cooperate with the Borough. Mr. Stewart stated that the developer's funding package includes another tier of promenade across the top of where the walkway already exists. There is no building anticipated there nor would it be permitted. If this sale falls through, another buyer can be accommodated otherwise.

Mr. Dannaker also discussed the power line off High Street and the IDA did look at that. This is three phased electric and it would be too costly to move.

Mr. Beard discussed this project and how long it took to get to this point to be able to undertake a development proposal. It would not have happened privately.

**Mr. Gallo moved to approve the plan was presented;
Mr. Edwards seconded the motion;
Motion carried.**

PLANNING AND ZONING ISSUES: None.

OLD BUSINESS:

Centre Crest rezoning public hearing was rescheduled for November 8, 2018 at 6 p.m. at Lambert Hall. It was scheduled at the hall to accommodate a larger crowd.

NEW BUSINESS:

Regular meeting date change

Ms. Wright was asked to sit on the board for the Centre County Historical Society. She inquired whether PC members would be amendable to changing the regular meeting day for the new year. The second Monday of the month was proposed. Ms. Wright will send an email to confirm with all members.

INFORMATION ITEMS: None.

ADJOURNMENT:

**Mr. Gallo moved to adjourn the October 22, 2018 Planning Commission Meeting;
Mr. Edwards seconded the motion;
Motion carried.**

Meeting adjourned at 5:28 p.m.