

**BELLEFONTE BOROUGH
PLANNING COMMISSION
REORGANIZATION AND REGULAR
MEETING MINUTES
January 13, 2020 – 5 p.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The January 13, 2020 reorganization meeting of the Bellefonte Borough Planning Commission was called to order by Mr. Robert Dannaker, Chair, 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
Chris Morelli

STAFF MEMBERS: Ralph Stewart, Borough Manager
Don Holderman, Assistant Borough Manager

GUESTS: Joanne Tosti-Vasey

REORGANIZATION:

The reorganization was turned over to Mr. Stewart.

Election of Chair, Secretary

Mr. Gallo moved to retain the current officers.

Mr. Edwards seconded the motion.

No more nominations were heard.

The ordinance speaks to having the Chair attend the quarterly meetings of the Nittany Valley Planning Commission. Council requested that the current Chair attend the quarterly meetings from this point going forward.

Motion carried.

APPROVAL OF THE MINUTES:

The minutes were presented for approval.

Mr. Gallo moved to approve the minutes of the December 9, 2019 Planning Commission meeting.

Mr. Edwards seconded the motion.

Motion carried.

LAND DEVELOPMENT ACTIVITIES: Nothing presented.

OLD BUSINESS:

Mr. Stewart listed items that are currently ongoing for the Planning Commission.

The Conklin's requested zoning amendments in the Waterfront Zoning District relating to residential structures originally built as residences and clarifying the use of "inns." A draft is being worked on.

Short Term Rental Regulations have been drafted. Mr. Stewart pulled others from other municipalities for comparison purposes.

Electric Scooter/Bicycles were discussed. Some cities are banning them for potential liability issues.

Crematorium zoning district review was discussed. Mr. Stewart stated that there is need for clarification on this topic.

Residential fire pits were discussed prior relative to what people are putting into the pits to burn. This should be reviewed in the future.

Refuse/junk on front porches was discussed relative to maintaining integrity and value of neighborhoods. Mr. Morelli stated that it appears that residents are ignoring this ordinance. Centre Region Code corrected the ambiguities in the ordinance effective January 1, 2020. The Borough inspector will be taking action this year, per Mr. Holderman. All homes will be under the ordinance, including rentals. The loophole has been addressed.

Registered and non-registered vehicles were discussed.

Mr. Dannaker inquired on the status of the right of way regulations regarding cell towers. Mr. Stewart stated that there is a state-wide battle on who regulates this and whether local authority is being taken away. The FCC is deciding on this currently. The Borough would like to have control. If towers do try to get in, the historical district has provisions to allow them to be in the

backstreets or the alleyways. They cannot be zoned out completely. With the 5G services, there is shorter range, so more transmitters are needed.

The Phoenix Avenue issue and the Water Street issue were discussed briefly. PennDOT and Tom Zilla will be coming in to discuss these topics at an upcoming Council meeting. They will also discuss the I-99 and I-80 interchange upgrades. Funding is an issue with getting the Phoenix/Water Street issues taken care of.

Zion Road and Parkview Blvd. will be upgraded with a light when a developer for the armory property pays for that upgrade. When Northwest Bank went in a traffic study was done and a light was not warranted at the time. When Parkview Heights went in another traffic study was done. A light cannot be installed unless it is warranted. As soon as it is warranted, and you do not have the light installed, there is a liability issue. Mr. Stewart acknowledged that this is a difficult intersection especially during rush hour. The HOPs for the Weis property were reviewed.

Howard and Wilson intersection was discussed. The Borough checked with PennDOT regarding a traffic light. They stated that the Borough needed to fund the light and once that is agreed to, a study will be done. The cost is about \$250,000. Four-way stop signs were also inquired about and PennDOT denied them.

The parking lot behind the existing Centre Crest location was discussed relative to water issues. Mr. Stewart reported that no residents have reported any issues.

The rail trail from Bellefonte to Milesburg was discussed. Funding is an issue. The Arbor Gap sewer line area was discussed. This skirts the northeast side of the Borough and there was preliminary consideration to clearing the brush from that line and opening it up as a perimeter trail.

Spring Township has some acreage that they may develop into a park. The Nittany Valley Recreational Authority may begin working closer with Bellefonte and Spring Township to plan activities for some of the parks which currently is not done.

The Kepler Pool is waiting for donations for the engineering work. The funding for the infrastructure upgrades has been provided via a grant, per Mr. Holderman. More funding is needed for the engineers. They are hoping to get the work started the end of 2020.

The Bellefonte Elementary School was discussed. It was rezoned and currently it can be turned over to a community center and offices, but not apartments. Mr. Morelli discussed the plans for the new building briefly.

The waterfront development was discussed. The preliminary plan was approved, and the developer will be coming back sometime in the spring. They are planning on coming to the second HARB meeting in January. They are projecting construction of the hotel sometime summer 2020. A few months into that construction, they plan to start the garage. Stormwater was reviewed by Don Franson, P.E.

The Gamble Mill developer has applied for funding via a grant from the state to the Borough that becomes a loan to them. It is a revolving loan fund. The funds to start will come from the state. Notice was received a few weeks ago, that the grant would be awarded in the amount of \$500,000.

Certain parts of the construction could not be started until the grant was awarded. The timeline is to be open by 2021. Most likely there will be a restaurant and some retail space. It does not look as though there will be a brewery in the building. Everything was removed. There will be some residential rentals on the upper floors. ADA accessibility was discussed.

The parking lots and the kiosks were discussed briefly. The meters on the street will be replaced with credit card friendly meters.

The brewery at the Titan Energy complex was discussed briefly.

NEW BUSINESS: Nothing presented.

ADJOURNMENT:

Mr. Gallo moved to adjourn the January 13, 2020 Planning Commission Meeting.

Mr. Morelli seconded the motion.

Motion carried.

Meeting adjourned at 5:45 p.m.