

**“VIRTUAL” BELLEFONTE BOROUGH  
PLANNING COMMISSION  
MEETING MINUTES**

**July 13, 2020 – 5 p.m.**  
**236 West Lamb Street, Bellefonte, PA 16823**  
[www.bellefonte.net](http://www.bellefonte.net)

**CALL TO ORDER:**

The July 13, 2020 meeting of the Bellefonte Borough Planning Commission was called to order by Chair Robert Dannaker, at 5:00 p.m.

**PLEDGE OF ALLEGIANCE:**

**MEMBERS PARTICIPATING:** Robert Dannaker, Chair  
James Mills, Secretary  
Mark Edwards  
Dallas Gallo  
Chris Morelli

**STAFF MEMBERS:** Ralph Stewart, Borough Manager

**GUESTS:** Joanne Tosti-Vasey  
Zach Gay, P.L.S.  
Bob Myers, P.E.

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**APPROVAL OF THE MINUTES:** The previous meeting minutes were not received. No action was taken.

**LAND DEVELOPMENT ACTIVITIES:**

**Shady Lane Lot Addition/Re-alignments**

The lots along Shady Lane have lands behind their lots attached to their lots but not owned by the property owners. They have been using the land without ownership. This plan cleans that issue up by attaching the land and putting it under the same ownership. There is no intention of building on the lots, with the exception of Track R-R which will still be buildable with access from Oak Street.

**Mr. Edwards moved to recommend to Council to approve the Shade Lane Lot Addition as presented.**

**Mr. Gallo seconded the motion.  
Motion carried.**

## **Northwest Bank Parking Lot Expansion & Bellefonte Laser Car Wash Plans**

### **Subdivision Plan**

Bob Myers, the engineer with Hawbaker Engineering reviewed the subdivision plan with PC members. The plan for subdivision is to create a third parcel which would include a portion of each of two lots along Zion next to Restore on which a car wash will be built in the future.

The land development plan was discussed as well. The plan is to put a two-bay carwash in, and the intent is to have an interconnecting parking lot between the bank and carwash. The bank has a need for additional parking at the upper level and this will resolve that issue. There is signage to prevent persons from the bank from cutting through as an exit from the bank. There are no right turns if you are heading toward the car wash.

Traffic counts have been done but they have not yet been received by Hawbaker, due to Covid restrictions. Stormwater will be managed through the existing basin. All stormwater engineer comments have been addressed, with the only outstanding comment being the NPDES permit which application has been submitted.

A right hand turn only onto Bishop was discussed. It was not proposed, per Mr. Myers, but the PennDOT HOP has not been obtained yet so that turn could change with that process. Mr. Gallo stated that in colder weather, accumulation of water on Bishop may create a hazard. The carwash will have a blower phase so leave the water behind. Mr. Myers hoped that this would help minimize collection of water. The elevation difference between the carwash and Bishop Street was discussed. A retaining wall be installed at the rear of the car wash near the stormwater basin.

The infiltration basin was discussed. Water will infiltrate through that existing basin. An easement for the basin on the bank property will be executed. The new parking at the carwash also contains an inlet in the corner. The carwash will not need any parking, other than the manager checking on the carwash.

Lighting was discussed. The lighting is all on-building and shielded. Signage will be located outside of the PennDOT right of way. Mr. Gallo inquired about site distance issues with the Habitat building being so close to the road. There is also a small hill. The exit may need to be right hand turn only due to these issues. Mr. Myers stated that there is adequate site distance for vehicles coming up the hill. The speed limit is 35 mph at the location.

The plan approval has been delayed from Penn DOT. This has been delayed due to Covid. Mr. Myers stated that they are also waiting for the TIA and the traffic counts. Mr. Dannaker discussed the trees being removed. He would like to see some of the trees replaced.

Ms. Tosti-Vasey inquired about green attributes to the building, as the Borough is looking at a 30-year greenhouse gas study, trying to reduce the carbon footprint as much as possible.

**Mr. Morelli moved to recommend to Council to approve the subdivision plan for the carwash as presented.**

**Mr. Gallo seconded the motion.  
Motion carried.**

**Mr. Gallo moved to conditionally recommend to Council to approve the land development plan for the car wash subject to approval from Penn DOT and issuance of the Highway Occupancy Permit.**

**Mr. Mills seconded the motion.  
Motion carried.**

### **OLD BUSINESS:**

Mr. Stewart included some old business items to remind PC members of outstanding items that were discussed prior to the Covid emergency shutdowns.

Short term rentals were discussed prior. With Covid, that market may change dramatically.

The incinerators and air pollution ordinance was discussed. The Council environmental committee has considered bringing on a consultant that would help the Borough to develop an updated environmental ordinance. From time to time residents complain about burning items in recreational fires at their homes.

Electric scooters and bicycles were also discussed prior. Nothing has been on the radar for the past few months, but the ordinance should be reviewed to see if it needs to be updated.

### **NEW BUSINESS:**

The property maintenance code was being reviewed preliminarily relative to rental properties, fairness, and the permitting structure.

The greenhouse gas plan was discussed and its connection with the property maintenance code. Ms. Tosti-Vasey would like PC provided with a copy of that information.

The waterfront property was discussed. Due to the pandemic, the developer is hesitant to move forward at his time. They would like to meet with Council relative to the parking garage structure. They would like to discuss a public private partnership or a County involvement relative to the parking garage. Once the emergency passes, things will pick up.

The Gamble Mill is being renovated. All financing is in place. They have obtained a grant to loan from the State to the Borough which turns into a loan for this project.

The armory property has been looked at, but no serious inquiries have been made. There is interest in repurposing the stable barn into new police facilities. A student group presented drawings for this potential project.

The IDA spent many years getting the waterfront property redeveloped and on the market. The Borough Council has given the IDA funding from that purpose to look at redevelopment projects in the Borough and use some local funding to be matched with state to renovate some of the older buildings and other revitalization projects.

**ADJOURNMENT:**

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

**Mr. Morelli seconded the motion.**

**Motion carried.**

Meeting adjourned at 5:45 p.m.