

**BELLEFONTE BOROUGH
PLANNING COMMISSION
MEETING MINUTES
November 10, 2020 – 5 p.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The November 10, 2020 meeting of the Bellefonte Borough Planning Commission was called to order by Chair Robert Dannaker at 5:00 p.m. **This meeting was held virtually due to Covid-19 restrictions.**

PLEDGE OF ALLEGIANCE:

WELCOME NEW MEMBER: David Lomison

MEMBERS PRESENT: Robert Dannaker, Chair
James Mills, Secretary
Mark Edwards
Dallas Gallo
David Lomison

STAFF MEMBERS: Ralph Stewart, Borough Manager

APPROVAL OF MINUTES: August 10th, 2020

Mr. Gallo moved to approve the minutes. Mr. Mills seconded the motion. Motion carried

PLANNING and ZONING ISSUES:

Sketch Plan Review (no action required)

341 West Lamb Street - Addition of Apartments

The applicant was interested in obtaining feedback from the Planning Commission on the proposed project prior to starting the formal approval process. The project is located in the waterfront business district. The property is currently the Bellefonte Mart. Owner would like to add six (6) apartments above the store. There is no precedent for smaller units other than 750 square feet at this time, in the Borough zoning. Parking was discussed briefly. The store would continue to be used as a store. The property is outside of the HARB district. Mr. Stewart stated that the property owner could do a preliminary/final land development plan if the project moves forward, since it is a conversion of an existing building. HOP for the driveway was discussed briefly.

Maximum impervious surface for the Waterfront Business District is 75%. Stormwater was discussed briefly. Post-development/pre-development infiltration was discussed. There would be additional runoff to deal with the addition of the apartments. Water and sewer capacity were discussed, and no capacity issues were foreseen, but the DEP would need to approve planning modules. Over two units, the area would need to be sprinklered.

Parkland requirements and fee in lieu monies were discussed. Sidewalk requirements in the zoning ordinance were discussed. The architect reiterated that the plan was only in sketch plan form, and they have not thought ahead to sidewalks, etc. Landscaping would also need be considered. Hydrants would also be required for the apartments.

The exterior of the building was discussed briefly.

LAND DEVELOPMENT ACTIVITIES:

Nothing new presented. The waterfront property was discussed briefly.

The Pizza Hut was also discussed. They are closing their current facility at East Bishop and will be moving to the Willowbank Plaza area. The traffic light at Phoenix Avenue was discussed.

OLD BUSINESS:

Short-Term Rental Regulations (Draft Included, see August meeting materials for sample ordinances)

Rental ordinance was discussed briefly. An emailed was received relative to hourly rentals. Enforcement and penalties were discussed as well as insurance requirements. The draft will be recirculated to PC members.

NEW BUSINESS: Nothing presented.

INFORMATION ITEMS: 2021 Meeting Schedule was discussed.

ADJOURNMENT:

Mr. Gallo moved to adjourn. Mr. Mills seconded the motion. Motion carried.
Meeting adjourned at 6:12 p.m.