

**BELLEFONTE BOROUGH  
PLANNING COMMISSION  
MEETING MINUTES  
September 11, 2023 – 5:00 p.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The September 11, 2023 meeting of the Bellefonte Borough Planning Commission was called to order at 5:00 p.m.

**MEMBERS PRESENT**

**(There was no roll call)**

Robert Dannaker, Chair  
Chris Morelli  
David Lomison  
James Mills, Secretary

**STAFF MEMBERS**

Gina Thompson, Zoning Administrator

**RE-APPOINTMENTS/APPOINTMENTS**

Chris Morelli was appointed to the planning commission at a previous meeting. Welcome, Chris!

**APPROVAL OF MINUTES**

Mr. Morelli moved to approve the February 13, 2023 minutes (Meetings for March, April, May, June, July, and August were canceled due to no projects to review). Mr. Mills seconded. Motion carried.

**ORDINANCE ADDITIONS / UPDATES / AMENDMENTS: (in order of priority)**

**Bed & Breakfast**

- Amendment: add accessory use as a micro venue.
  - o Michael Hawn and Scott Pistner presented their ideas for the Cowdrick House located at 363 E. Linn Street.

**?35:19?** *Motioned and seconded to allow Gina to make a draft considering the limitations discussed to present to the Commission next meeting. Motion carried.*

- Increase minimum number of nights per calendar year from 45 to 60 to match the current short-term rental ordinance.
  - It was decided that this wording does not need to be changed in the ordinance.

- Update to include minimum number of bathrooms
  - (guest must have access to bathroom not used by homeowner occupants)
  - It was determined that this did not need to be updated.

**Limit the number of like businesses in our business districts: Central Business, Village Commercial, Waterfront Business, Highway Commercial**

- Gina does have sample language for this, but discussed the reasons why and what that language might look like.
- New smoke/vape shop opening on N. Allegheny Street (old Plumbs).  
This is an adult-oriented business, but it is permitted because the definition of an adult-oriented business was changed in 2018 and the language about 18 years and older was removed.
- There are already three smoke shops in the Borough:
  - 111 S. Wilson Street – nonconforming in the R-2 residential district.
  - 300 Willowbank Street – Village Commercial across from the old Subway building),
  - 141 W. Bishop Street – Central Business one on Bishop/Spring (next to Waffle Shop)
    - one along Wilson and Cherry?
- Gina would like to update our ordinance to prevent there from being any more. This really could go for any business we have too many of.
  - It was decided no action needs to be taken on this item.

**Accessory structures**

- Currently there is no language that limits the number of accessory structures on a property, but it was suggested there should be a limit of two (2) accessory structures (defined as having a roof).

- Sample language:

*Maximum number and size of accessory buildings and structures.*

*In all residential zones a maximum of two detached accessory buildings and structures with a roof shall be permitted on a zone lot. Arbors, trellises, gazebos and pergolas which do not exceed 150 square feet of combined size or 15 feet in height are exempt from this restriction.*

*Note: Pools (in-ground or above-ground) do not count since they are structures without a roof.*

**ADD ORDINANCES**

**Bee-Keeping**

- Rationale: Having difficulty with particular resident that is keeping bees to commercially sell honey. Bees are aggressive and causing issues for neighbors. Currently no ordinance on the books to enforce this.

- Sample ordinance(s) provided.
- Prohibit commercial use.

**7:22** *Motioned and seconded to add a Beekeeping Ordinance. Motion carried.*

### **Chickens, Keeping of**

- Add language: Non-commercial use.

*The keeping of chickens under this ordinance shall not be for commercial purposes. A permittee may not engage in commercial:*

- (1) chicken breeding*
- (2) sale of chickens*
- (3) egg producing*
- (4) fertilizer production*

*Mills motioned and Morelli seconded to add the above suggested language to the existing Chicken Ordinance. Motion carried.*

### **Sign Ordinance**

- Correction of typo – bolded word to be changed. From six to sixty.
  - In section § 575-124. Specific Sign Uses - C. Wall signs: no wall sign shall exceed sixty square feet in area or a height of four feet.

### **LAND DEVELOPMENT ACTIVITIES**

- Upcoming – Bellefonte Elementary School
- Discussion regarding the food trucks at the gas station on Bishop Street
- Brewery at the Armory update
  - Development is on hold at the moment.
- The waterfront project is also on hold.

### **INFORMATION/DISCUSSION ITEMS**

- Solar Energy Ordinance – suggestion to update the ordinance

### **OLD BUSINESS**

NONE

### **NEW BUSINESS**

NONE

### **ADJOURNMENT**

*Mr. Edwards moved to adjourn. Mr. Morelli seconded. Motion carried. Meeting adjourned at 6:47 p.m.*