

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

**CALL TO ORDER:**

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

**MEMBERS PRESENT**

Robert Dannaker, Chair  
James Mills, Secretary  
Mark Edwards  
Chris Morelli – EXCUSED  
David Lomison - EXCUSED

**STAFF MEMBERS**

Gina Thompson, HARB, Zoning & Planning Administrator

**APPROVAL OF MINUTES**

Mills moved to approve the November 13, 2023 minutes; Edwards seconded. Motion carried.

**LAND DEVELOPMENT ACTIVITIES**

**Bellefonte Elementary School**

- Borough engineer Don Franson, provided first round review for the Stormwater Management Plan. Jason Leonard, HRG engineer, provided responses to engineer comments.
- Traffic Improvement study – intersection at Airport Road
  - Developer’s agreement - Construction phase for the building will be 2 years.
  - Signal will take 6-9 months to build.
  - PennDOT has to approve any ideas or plans
  - Could possibly become 4-way intersection
  - There was an extensive discussion regarding the Developer’s Agreement that the Borough would like before doing any conditional approvals of the LDP.
- Discussion regarding the public meeting held by the district December 7, 2023 (last week)
  - The public meeting went well, there were very few community members in attendance. The meeting lasted approximately 15 minutes.
- Pending: Walt Schneider is reviewing the Elementary LDP on behalf of the fire department.
- Discussion regarding connecting Governor’s Park to the school property. Thus far there are no plans to include access to the park property.
- Discussion regarding requirements for the Traffic Development Plan – Bond vs other options. It was suggested the attorneys meet to discuss options.

## **INFORMATION/DISCUSSION ITEMS**

- Bellefonte Borough meeting dates for 2024

## **OLD BUSINESS**

- Bee Keeping Ordinance – received comments from Centre County Beekeepers at request of Planning Commission. These is just feedback on how an ordinance might look based on the sample ordinance that the Pennsylvania State Beekeepers Association has on their website. Ms. Brooks and Ms. Thompson will review comments and Planning Commission will make suggestions at January meeting. A draft ordinance may be ready at this time.
- Short-term rental amendments: Ms. Thompson solicited feedback from the Planning Commission on possible amendments to short-term rental ordinance.
  - The first would be to allow both long-term and short-term in the residential districts. This would allow a short-term rental to be available to traveling nurses or visiting professors (as examples) on a longer-term basis (30+ nights), without impacting their overall maximum nights as a short-term rental. Planning Commission was generally supportive.
  - The second would be to open up an X number of new short-term rentals in the residential district for owner-occupied only, with preference to those that have attached or detached accessory unit (or duplex). There was discussion on residential impact, how that number is determined, how is it handled annually, etc. Planning Commission members felt there were potential issues with allowing more STRs in the residential district and felt that continuing with the ordinance as it was preferred.
  - Ms. Thompson reported that there are 22 permitted STR's in all of the districts:
    - 5 are in the Central Business District
    - 1 in the Waterfront Business District
    - 7 are in the Suburban Residential District (R-1)
    - 9 are in the Town Residential District (R-2)

## **NEW BUSINESS**

- Consider amending fences ordinance to allow for six-foot height inside side yard setback facing street (but maintain front yard setback at four feet)
  - For aesthetics, the entire fence should match in height. Fences in side yard setback are typically part of the return to the primary structure or a gate. It doesn't make sense to have all other parts of the fence be six feet, but this part be four.
  - Ms. Thompson will work on this and try to reword/amend the ordinance to make more sense and submit for further review.

## **ADJOURNMENT**

Mills moved to adjourn; Edwards seconded. Motion carried. Meeting adjourned at 6:32 p.m.