

Borough of Bellefonte

Bellefonte, Pennsylvania

Historic Bellefonte
Home of Five Pennsylvania
Governors

Population 6,187
1769—Big Spring Discovered
1795—Bellefonte Laid Out
1800—Centre County Seat
1806—Borough Incorporated

"Beautiful Fountain"

Named by the French Statesman, Talleyrand, the Big Spring is Pennsylvania's third largest. More than 11 million gallons flow from it daily. Less than one-half is utilized by area residents.



March 19, 2019
CNL096-032019

Sharon Royer
Benner Township
1224 Buffalo Run Road
Bellefonte, PA 16823

Ref: Draft of Benner Township Zoning Ordinance

Dear Sharon:

Bellefonte Borough Council reviewed the above-referenced draft and offers the following comments:

- 1) The draft ordinance should highlight all proposed changes to the ordinance so that the public can quickly evaluate each change. Please consider doing this and extending the comment period.
- 2) Why is Benner Township repealing the Spring Creek Overlay zone for such a vital resource in the region? How do you plan to protect the Canyon if the overlay zone is removed and how will this affect the conservation agreement made with the community in 2009-2010 to protect the Canyon when this property was split and sold to you, PSU, the Game Commission, and the Fish and Game Commission? In addition to the Overlay Zone, you have also removed mention of the "Natural and Cultural Features Inventory" that requires developers to create an inventory and then show how the development will minimally impact these sensitive features. These features include riparian buffer areas within the 100-year floodplain, steep slopes (>15%), sinkholes, caves, vistas, significant geologic features, archaeological resources, significant stands of mature trees, and endangered species habitats. Without this section, you could be jeopardizing your stormwater MS4 plan and negatively impacting communities downstream. You also could be allowing the destruction of historic properties and cultural, archaeological items of importance (like Native American artifacts similar to what we have along the stream

near our sewage treatment plant here in Bellefonte). These requirements protect the water we drink and recreate with within the Spring Creek Watershed. This impact is an economic, environmental, and stormwater issue. We would urge you to keep this language.

- 3) You also removed ALL references to riparian buffers throughout the zoning ordinance. We would urge you to keep this language.
- 4) All zoning changes need to consider what happens upstream and downstream. What are the impacts of these changes downstream of Benner Township?
- 5) Will 15,000 square foot lots on agriculture land require a sewage disposal system and how will that affect system capacity for the region?
- 6) Benner Township is commended for including language related to solar energy implementation.

Sincerely,

BELLEFONTE BOROUGH

A handwritten signature in black ink, appearing to read "Ralph W. Stewart". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Ralph W. Stewart
Borough Manager

cc: J. Tosti-Vasey, Council President
R. Brachbill, Council Vice President
E. Lose, CC Planning