



**COLLEGE TOWNSHIP
PLANNING COMMISSION
REORGANIZATION MEETING**

Tuesday, January 6, 2026

Acting Chair to call the meeting to order, then turn the meeting over to a chosen staff member present.

Said staff member will run the reorganizational meeting, beginning with calling for nominations for chair, and so on.

Chair: Make a nomination, motion to close nominations and elect

Vice-Chair: Make a nomination, motion to close nominations and elect

Secretary: Make a nomination, motion to close nomination and elect

Centre Regional Planning Commission Representative: Make a nomination, motion to close nomination and elect

Centre Regional Planning Commission Representative Alternate: Make a nomination, motion to close nomination and elect

College Township Council Liaison: Make a nomination, motion to close nominations and elect

College Township Council Liaison Alternate: Make a nomination, motion to close nominations and elect

Meeting to resume as scheduled, chaired by newly-elected Chair.



COLLEGE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
December 16, 2025
1481 E. College Avenue State College PA 16801
Hybrid Meeting (In-Person or via Zoom)

PRESENT: Ed Darrah, Chair
 Matthew Fenton, Vice Chair
 Peggy Ekdahl, Secretary
 Ray Forziat
 Tad Rimmey
 Ash Toumayants

EXCUSED: Suleman Din

STAFF PRESENT: Don Franson, P.E., P.L.S., Township Engineer
 Lindsay Schoch, AICP, Principal Planner

CALL TO ORDER: Mr. Darrah called the meeting to order at 7:00 p.m.

ZOOM MEETING PROTOCOL: Mr. Darrah verified no members of the public were present via Zoom.

OPEN DISCUSSION: None presented.

CONSENT AGENDA:

CA-1 December 2, 2025 PC Meeting Minutes

Mr. Toumayants moved to approve the December 2, 2025 meeting minutes as written.

Mr. Forziat seconded.

Motion carried unanimously.

PLANS: No Plans were presented.

OLD BUSINESS: No Old Business was presented.

NEW BUSINESS:

NB-1 Remand from Council – Penn State Rezoning Request at Innovation Park West

Ms. Schoch introduced the topic and noted that Penn State previously submitted a Development of Regional Impact (DRI) application for a 50-acre expansion of Innovation Park to support a new Applied Research Laboratory (ARL) campus. Council has requested that the Planning Commission review and discuss the number of acres proposed for rezoning from University Planned District 14 (UPD 14) to Planned Research and Business Park District (PRBD), evaluate infrastructure and utility needs, consider traffic and environmental impacts, and provide a recommendation regarding the proposed zoning change.

Ms. Schoch noted that the Planning Commission has reviewed the DRI for this project and determined that the report had merit. She added that Penn State has been developing a traffic study based on a 50-year plan, which staff and the Township traffic engineer have reviewed throughout the process.

The Planning Commission discussed potential traffic impacts and demand, as well as the option of allowing an ARL use within UPD 14 rather than rezoning the area to PRBD. Ms. Schoch pointed out that the 50-year plan anticipates development within the area proposed for rezoning and cautioned that



permitting research uses within UPD 14 could result in unintended consequences. The Planning Commission noted that allowing such a use in UPD 14 could impact a significantly larger area than rezoning a more limited portion to PRBD. Several members expressed agreement that rezoning a portion of UPD 14 to PRBD was preferable to expanding permitted uses within UPD 14.

Mr. Forziat moved to recommend Council approve the request for rezoning the designated area of the University Planned District 14 (UPD14) to Planned Research and Business Park District (PRBD), contingent upon the submission of a subdivision plan within six months of rezoning approval.

Mr. Fenton seconded the motion.

Motion carried unanimously.

REPORTS:

R-1 Council Report

Mr. Fenton reported that Council approved the Hastings and University Student Housing Facility Plan. He also noted that Council engaged in an extensive discussion regarding the sign ordinance, particularly signage at Beaver Stadium. Mr. Darrah suggested that Planning Commission members view that portion of the Council meeting, as it was an interesting discussion.

STAFF INFORMATIVES:

SI-1 Zoning Bulletins

No further discussion.

OTHER MATTERS:

OM-1 Planning Commission Member Directory Update

Mr. Darrah asked members to update their information on the directory page provided at their seats and return it to Ms. Meyers as soon as possible. He clarified that the directory is for internal use only and is not distributed to the public.

ANNOUNCEMENTS:

Mr. Darrah announced that Mr. Ash Toumayants will not be continuing his appointment on the Planning Commission. He expressed appreciation for Mr. Toumayants' service and noted that his diversity of thought had been valued. Members of the Planning Commission thanked Mr. Toumayants for his time and contributions.

Mr. Darrah announced the next meeting will be the reorganization meeting, to be held Tuesday, January 6, 2026 at 7:00 p.m.

ADJOURNMENT:

Mr. Forziat moved to adjourn.

Mr. Toumayants seconded.

Motion carried unanimously.

Meeting adjourned at 7:54 p.m.

*** Draft ***

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning