



**COLLEGE TOWNSHIP COUNCIL/PLANNING COMMISSION
JOINT WORK SESSION AGENDA
1481 E. College Avenue State College PA 16801
Wednesday, January 28, 2026, 6:30 PM**

To Attend the LIVE Meeting Via Zoom on Computer or Smart Phone:

- [Click HERE to REGISTER for the meeting via Zoom.](#) Once registered, you will receive a confirmation email containing information about joining the meeting. See the College Township website at www.collegetownship.org for detailed instructions on how to participate via zoom.

College Township is committed to making meetings accessible to everyone. If you require an accommodation or service to fully participate, please contact Katy VanAmburg at kvanamburg@collegetownship.org or 814-231-3021.

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Mark Gabrovsek, Zoning Officer
Keri Miller, Director of Econ. Dev.
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Katy VanAmburg, Asst. Twp. Secretary

COLLEGE TOWNSHIP JOINT COUNCIL PC MEETING

CALL TO ORDER/PLEDGE OF ALLEGIANCE S. Trainor

OPENINGS & INTRODUCTIONS S. Trainor

OLD BUSINESS

OB-1 Review of April 2025 joint meeting topics L. Schoch

OB-2 PC accomplishments to date on Hybrid Form Based Code L. Schoch

ADJOURNMENT S. Trainor

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COLLEGE TOWNSHIP

MEMORANDUM

To: College Township Council &
College Township Planning Commission

From: Lindsay K. Schoch, AICP | Principal Planner

Date: January 16, 2026 (for discussion at the January 28, 2026 Joint Meeting)

Re: Joint Meeting Information Memo

Purpose of the Joint Meeting

1. To provide Council with an overview of the Planning Commission's work to date on the proposed Draft Hybrid/Form-Based Code.
2. To summarize key discussion topics and recommendations developed throughout 2025,
3. To solicit Council's feedback on several policy areas as the draft code continues to advance.

Overview of the Planning Commission Review (2025)

Throughout 2025, the Planning Commission (PC) has held a series of meetings focused on reviewing, discussing, and refining the Draft Hybrid/Form-Based Code. The Commission's discussions have centered on ensuring that the code supports desired development patterns, provides clear and predictable standards, and aligns with the Township's broader Vision for the Dale Summit Area.

Supplemental Information

To ensure the Council has full knowledge of the Planning Commission's work over the past year, staff have provided numerous attachments for review. A Dropbox Folder has been created to act as a repository for PC Packet information from 2025.

In addition to the materials found in the Dropbox, the following supplemental materials are **attached with your memo**, including:

- Code Highlights & Summary Table
- Form Summary Table
- Parking Standards (Quantitative Information)
- Open Space Regulations
- Building Placement Standards

Areas Where Additional Input is Requested

While significant progress has been made, the Planning Commission would like additional guidance and discussion with Council on several key topics, including:

- **Parking Regulations** – particularly the overall approach, flexibility, and alignment with Township policy objectives (attached)
- **Open Space Regulations** – including expectations for quality, usability, and proportionality. (attached)
- **Building Placement Standards**, with specific attention to encroachments within the right-of-way, and how these should be managed within a form-based framework. (attached)

Council feedback on these topics will inform the Planning Commission’s continued review and refinement of the draft code.

Remaining Elements for Future Discussion:

The following elements of the Hybrid/Form-Based Code have not yet been fully reviewed by the Planning Commission and are anticipated to be addressed in upcoming meetings:

- Landscape Standards
- Fencing Standards
- Bicycle Parking Standards
- Regulating Plan
- Special Districts
- Uses

These remaining components will complete the Commission’s review of the Draft Hybrid/Form-Based Code and help prepare the document for further consideration by Council.

Next Steps:

The Planning Commission still has work to do on the code and will continue forward momentum on the remaining elements. Once that task is completed, another Joint Meeting will be held to tie up loose ends, check-in with Council, and move forward to the public notice and adoption process!



COLLEGE TOWNSHIP

MEMORANDUM

To: College Township Planning Commission & Council

From: Lindsay K. Schoch, AICP | Principal Planner

Date: January 16, 2026

Re: Hybrid/Form-Based Code – Planning Commission Recommendation Highlights & Summary Table

Overview

The table below summarizes recommended refinements to the draft hybrid/form-based code that focuses on simplifying terminology, tailoring standards to the College Township context, and clarifying implementation requirements. Overall, the revisions are intended to improve usability, ensure connectivity and functionality, and better align development standards with local planning objectives and outcomes identified through technical review and tactical exercises.

Summary of Key Themes

- **Code Simplification and Clarity**
Several changes streamline terminology and remove unnecessary or confusing provisions. Examples include replacing “Thoroughfares” with “Roadways,” simplifying building elevation requirements, and removing special lot-size exceptions for civic uses. These revisions aim to make the code more intuitive and easier to administer and reflect the recommendations of the Planning Commission.
- **Context-Sensitive Transportation and Block Standards**
Transportation standards were refined to clearly require a connected rights-of-way network, reflecting College Township’s development pattern and mobility goals. Block standards establish a maximum block perimeter of 2,400 feet and a maximum block side of 900 feet to support walkability and connectivity.
- **Zoning and Platting Coordination**
The Regulating Plan remains to be established and is identified as a joint task requiring further coordination. An item to note, provisions that allowed civic-use-only lots to exceed maximum lot size requirements have been removed per the PC recommendations.
- **Building Placement, Setbacks, and Encroachments**
Building placement standards were simplified to use only front, side, and rear setbacks, with setback dimensions adjusted based on hands-on tactical exercises (such as floor tape mockups). The code now explicitly allows minor and major encroachments into setbacks, while maintaining prohibitions on encroachments into the public right-of-way.
- **Building Height Flexibility**
A waiver process was added to allow second-story heights to exceed 16 feet where appropriate.

The standards retain a maximum first-floor height of 25 feet and limit all floors to no more than 16 feet, providing flexibility while maintaining overall building scale.

- **Signs and Parking Standards**

Sign standards were clarified through a cross-reference to Chapter 170 and by explicitly allowing projecting signs to extend into setbacks and, where applicable, into rights-of-way. Automobile parking standards now require a parking study to justify any increase or reduction in required parking, include provisions for bicycle and EV parking reductions, and require parking lots and structures to be accessed from the rear of buildings.

- **Open Space Requirements**

Open space standards establish a consistent 5% requirement, with distinctions based on lot size. Lots of five acres or larger must provide public open space selected from approved Open Space Types, while lots smaller than five acres must provide general open space.

Conclusion & Next Steps

Collectively, these recommendations refine the hybrid/form-based code to be clearer, more locally responsive, and more predictable in application, while maintaining flexibility through defined waivers and study processes. The proposed revisions reflect feedback received to date and represent a strong foundation for moving forward. The next step is a joint meeting with the Planning Commission and Township Council to collaboratively review the recommended changes, discuss outstanding policy considerations—such as the Regulating Plan—and ensure alignment on the remaining elements needed to advance the code toward implementation and eventual adoption.

Topic	Recommendation Highlights	Notes / Follow-up
Subdivision Standards	Changed “Thoroughfares” terminology to “Roadways.”	Overall, changed terminology to simplify the code
Transportation Standards	Revised wording to specify that all rights-of-way <i>shall terminate at other rights-of-way</i> , forming a connected network.	Tailored language to College Township context.
Block Standards	Maximum Block Perimeter: 2,400 feet Maximum Side: 900 feet	—
Zoning Standards	Zoning Map “Regulating Plan” remains to be established.	<i>Joint Meeting Task</i>
Platting Standards	Lots containing only civic uses may exceed the maximum lot size requirements.	Removed this clause.
Building Placement Standards	Removed “Front Secondary” setback terminology.	Simplified to Front, Side, and Rear setbacks. <i>See Table 1: Form Standards</i>
Setback Requirements	Adjusted setbacks based on tactical exercises (e.g., floor tape mockups).	<i>See Form Standards Table</i>
Encroachments	Allowed Minor and Major encroachments into setbacks (not into the right-of-way).	
Building Height	Added waiver process allowing a second story height greater than 16 feet .	First floor Maximum is 25 feet, all floors no higher than 16 feet. <i>See Table 1: Form Standards</i>
Building Elevations	Simplified building entry requirements and removed unnecessary wording to better tailor to College Township.	—
Sign Standards	Added reference to Chapter 170 .	Clarified allowance for projecting signs into setbacks and/or rights-of-way.
Automobile Parking	Requires a Parking Study to justify any increase or reduction in parking. Parking lots and structures must be accessed from the rear of buildings.	Includes bicycle and EV parking reductions. <i>See Table 3: Parking Standards. Still to be discussed</i>
Open Space Standards	<ul style="list-style-type: none"> • Lots ≥ 5 acres: provide minimum 5% public open space (selected from Open Space Types). • Lots < 5 acres: provide minimum 5% general open space. 	—

Form Standards Table

Lot Standards	Zone															
	Mixed-Core (DENSE)								Mixed-Neighborhood (LESS DENSE)							
	SF Residential				MF & Non-Residential				SF Residential				MF & Non-Residential			
	Staff	PC	Staff	PC	Staff	PC	Staff	PC	Staff	PC	Staff	PC	Staff	PC	Staff	PC
Lot Width (ft.)	16' min.	20' min	48' max	48' max	16' min	20' min	240' max	250' max	16' min	20' min	60' max	60' max	60' min	20' min	150' max	150' max
Lot Coverage (max)	75%				Staff		90%		70%				85%			
Primary Frontage (min.)	None				80%				None				70%			
Setbacks	Residential				Non-Residential				Residential				Non-Residential			
Setbacks – Principal Building																
Front (ft.)	6' min		12' max		0' min		4' max		8' min		18' max		0' min		8' max	
Side (ft.) ¹	0' or 5'				0' or 5'				0' or 5'				0' or 5'			
Rear (ft.)	6' min				Staff		6' min		Staff		6' min		Staff		6' min	
					3' min				24' min				3' min			
Setbacks – Accessory Building / Structure																
Front (ft.)	Principal + 20' max				Principal + 20' max				Principal + 20' max				Principal + 20' max			
Side (ft.)	0' or 5'				0' or 5'				0' or 5'				0' or 5'			
Rear (ft.)	3' min				Staff		3' min		3' min				Staff		3' min	
					1' min								1' min			
Rear Alley (ft.)	Staff				Staff				Staff				Staff			
	6' min				6' min				6' min				6' min			
Building Height (stories max.)																
Principal	3				Staff		6		3				Staff		5	
					5								1			
Accessory Building	2				2				2				2			
Accessory Structure	1				1				1				1			

¹ 5' side setback required when separately owned properties abut.

Parking Standards

	Existing Ordinance Regulations	Mixed Core		Mixed Neighborhood					
1 & 2 Dwelling Units / Lot		Staff	PC	Staff			PC		
		2 / Unit	2/ Unit	2 / Unit			2/ Unit		
3 or more Dwelling Units / Lot	2/du for first 50 1.5 for each after 50	Staff	PC	Staff			PC		
		1 / Unit	1/Unit	2 / Unit			2 / Unit		
Accessory Uses		No Minimum		No Minimum					
Commercial	Varies (Retail) 1/300 Min. 1/250 Max.	Staff	PC	Staff	PC	Staff	PC	Staff	PC
		Zero Minimum	1 / 1,000 sq. ft. Minimum	3/1000 Maximum	No Maximum	2 / 1,000 sq. ft. Minimum	2 / 1,000 sq. ft. Minimum	4 / 1,000 sq. ft. Maximum	2 / 1,000 sq. ft. Minimum
Lodging	1.1/room + 1/100 sq. ft. meeting rooms or restaurants	1 / room + 1 / 3 staff							
Civic ¹ Uses	1/3 persons	1 / 8 fixed seats or patrons							
School	1/500	1 / 1,000 sq ft. min. + 1 / 10 fixed seats or patrons							
Entertainment	1/6 seats	1 / 8 fixed seats or patrons							
Hospital	1/400	1 / 1,000 sq. ft. Minimum							
Industrial	1/350	1 / 1,000 sq. ft. Minimum							
Agriculture	No Minimum	No Minimum							
Civic Support	Varies	1 / 8 fixed seats or patrons							

¹ Convention and Exhibition Facilities, Library, Museum, Religious Assemblies, Schools.

F. Open Space Standards

1. Open spaces permanently dedicated as public open space shall be provided as indicated on the Regulating Plan
2. Open spaces are required for each lot as a percentage of the lot area according to the following:
 - a. Lots greater than 5 acres must provide a minimum of 5% public open space
 - i. Shall be chosen from the Open Space Types Table
 - ii. Public open space shall be open to the public.
 - b. Lots less than 5 acres must provide a minimum of 5% general open space
 - i. Land considered for open space must be open to the sky
 - ii. Parking areas do not count toward open space requirements
 - iii. Portions of the streetscape may count toward open space requirements
 - iv. Open space shall exist even in cases where the lot is covered up to the maximum impervious.
 - v. Open space may be limited to residents or open to the public.
 - c. Open space shall be made up of Developable Land
 - i. Developable land excludes areas constrained by existing rights-of-way, water bodies (floodplains & wetlands), steep slopes, stormwater management facilities, easements that prohibit building, and other lands legal or physically precluded from development.
 - d. Any open space over _____ acres shall be dedicated to the Township upon discussion and approval by the Township Council or its designee. (Putting this in here for the P&R Committee).
 - e. The design of Public Open Space on lots greater than 5 acres shall be designed and landscaped per the requirements of the Open Space Types Table.
 - f. Uses within open space shall be according to the Uses within Open Spaces Table.

A. Building Placement Standards

1. Structures shall be set back from the boundaries as specified in the Form Standards Table

- a. Front specifies the setback from the lot line associated with the address.
- b. Side specified the setback from side lot lines
- c. Rear specified the setback from rear lot line, except where abutting an alley
- d. Rear alley specified the setback from the rear lot line in stances that it abuts an alley.

2. Elements that project from facades are permitted to encroach into setbacks.

3. Buildings shall cover a portion of the lot's street facing width, measured between the side setbacks and along the front setback line.

4. Utility easements may cause buildings to exceed maximum setbacks and may require additional setbacks.

5. buildings and covered structures are limited in the total area they may cover as a percentage of the net lot area as specified in the Form Standards Table.

B. Setback Requirements

1. Setback requirements regulate:

- a. Minor and major encroachments into the front setback
- b. Yards between Front lot lines and building facades.

C. Encroachments

1. Minor façade elements may encroach into setbacks as follows:

- a. Minor façade elements include roof overhands, cornices, window and door surrounds, and other façade decorations, which may encroach into the setbacks up to 2 feet beyond the structure they are attached to.
- b. Minor facade elements shall not encroach into the right-of-way.

2. Major façade elements may encroach into the setback to the right-of-way line pursuant to the following:

- a. Major façade elements include bay windows, bow windows, display windows, balconies, stoops, porches, awnings, canopies, galleries, arcades, outdoor seating.

- b. Major façade elements shall not encroach into the right-of-way
- 3. Ground floor retail uses may utilize the public sidewalk for seating, serving, displays of merchandise, and other business-related activities, provided a 5-foot clear path is maintained.
- 4. No setback encroachments (major or minor) are permitted in the rear or side-yard setbacks.