



**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING AGENDA
Thursday, February 19, 2026 7:00 PM
Hybrid Meeting (In-Person or via Zoom)**

General Meeting Information

College Township offers both in-person and virtual meeting attendance for all public meetings. To attend in-person, meetings will be held at 1481 E. College Avenue, State College PA, 16801, 2nd floor meeting room. To attend virtually, please see the information below.

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.

Written public comments, for specific agenda items, may be submitted until 12:00 noon the day of the meeting by emailing admin@collegetownship.org.

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

COUNCIL MEMBERS:

Susan Trainor, Chair

2026 COMMITTEE ASSIGNMENTS:

COG Executive Committee

COG Public Safety

Tracey Mariner, Vice Chair

COG Human Resources Committee

CT Local Traffic Advisory Committee (LTAC)

Centre Area Cable Consortium

Eric Bernier

COG Land Use & Community Infrastructure Committee (LUCI)

CC Metropolitan Planning Organization Coordinating Committee (CCMPO)

Rich Francke

COG Finance Committee

COG Parks & Recreation Governance Committee

COG Parks Capital

COG Facilities

Gretchen Brandt

COG Climate Action & Sustainability Committee (CAS)

Spring Creek Watershed Commission Delegate

CT Industrial Development Authority Liaison (CTIDA)

PUBLIC HEARING – ORDINANCE AMENDMENTS

CALL TO ORDER

A. **Ordinance O-26-01** – Zoning – Zoning Map

B. **Ordinance O-26-02** – Conditional Uses – Subdivision and Land Development – Zoning

PUBLIC COMMENT

ADJOURN

COLLEGE TOWNSHIP COUNCIL MEETING

CALL TO ORDER / PLEDGE OF ALLEGIANCE

PUBLIC OPEN

DISCUSSION: For any item not on this agenda. Please limit comments to five minutes.

NEW

AGENDA ITEMS: Majority vote of Council required to add business item(s) to the agenda.

SPECIAL

PRESENTATION: SP-1 None

PLANS: P-1 None

REPORTS:

- a. Manager’s Update
- b. COG Regional, County, and Liaison Reports
- c. Staff/P.C./Other Committee Reports
- d. Diversity, Equity, Inclusion & Belonging Reports (Public invited to report)
To review CT’s DEIB Calendar, please scan:



CONSENT AGENDA: CA-1 Minutes
CA-2 Correspondence
CA-3 Action Items

OLD BUSINESS: OB-1 Ordinance Amendments
A. **Ordinance O-26-01** – Zoning Map
B. **Ordinance O-26-02** – Conditional Uses
(Discussion/Action) **K. Kenepp**

NEW BUSINESS: NB-1 Regional Local Government Revenue Innovation & Sustainability Plan
(Discussion/Action) **A. Brumbaugh**
NB-2 Fly State College Fund Contribution
(Discussion/Action) **A. Brumbaugh**

STAFF

INFORMATIVES: SI-1 February 2026 EZP Update
SI-2 January 2026 OEO Report
SI-3 Traffic Signal Reports
SI-4 CBICC Legislative Breakfast

COUNCIL/STAFF OTHER MATTERS (Informational Only)

ADJOURNMENT



COUNCIL CONSENT AGENDA

February 19, 2026

CA-1 Minutes, Approval of

- a. January 28, 2026 – College Township Council/PC Joint Meeting Minutes
- b. February 5, 2026 – College Township Council Regular Meeting Minutes

CA-2 Correspondence, Receipt/Approval of

- a. Letter from HRG dated February 6, 2026, regarding time extension for the Greystar Student Housing LDP to June 2, 2026
- b. Email from the LVA dated February 6, 2026, regarding safety concerns for pedestrians around the Granary

CA-3 Action Item, Approval

- a. Proclamation P-26-02 – Recognizing Lunar New Year
- b. Letter from A Soldier's Hands received February 13, 2026, requesting sponsorship
- c. Letter of Support - BUILD Funding for South Atherton Street improvements

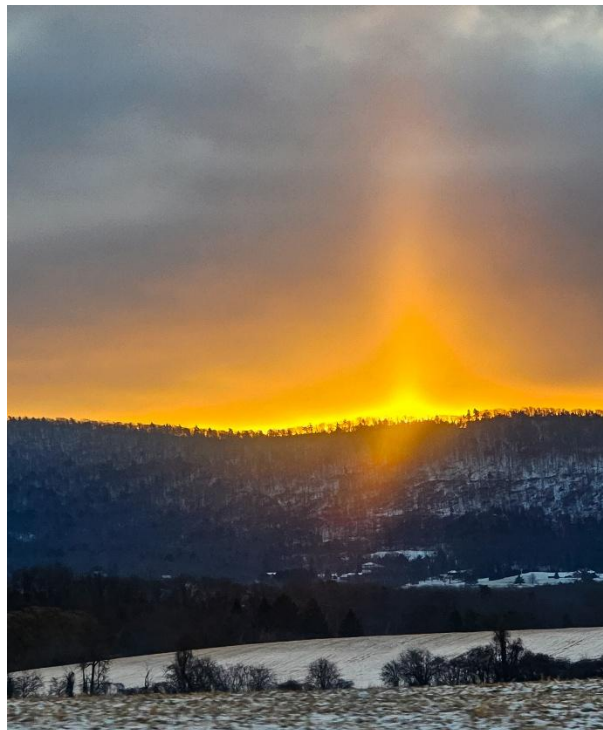


Photo by Frank Scott, IV

MEMORANDUM

To: College Township Council

From: Lindsay K. Schoch, AICP | Principal Planner

Date: February 15, 2026

Re: PAM Health – Timeline of Events for the Development of Regional Impact, Rezoning Request, and Subdivision Plan

Purpose of the Memo

To outline the sequence of actions, reviews, and decisions associated with the PAM Health proposal, including

- Development of Regional Impact (DRI),
- Rezoning Request,
- Subdivision Plan, and
- associated Developer's Agreement.

And to clarify how these related components fit together.

Overview of the Proposal

The PAM Health proposal involves

- an expansion of the Regional Growth Boundary and Sewer Service Area (RGB/SSA), and
- a request to rezone a 5.8-acre parcel from UPD-14 to the Planned Research and Business Park District (PRBD) to accommodate a hospital use on property located adjacent to Innovation Park.

So far, the proposal has proceeded through several parallel but related review processes, including a Rezoning Request, a Development of Regional Impact study, submission of a Subdivision Plan, and preparation of a Developer's Agreement. Each of these components has been reviewed by multiple agencies and are summarized below.

Relationship Between the Rezoning, DRI, Subdivision Plan, and Developer's Agreement

While interconnected, each component of the PAM Health proposal serves a distinct purpose:

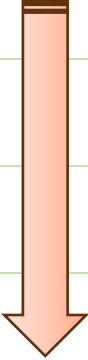
- **Rezoning** establishes whether the proposed hospital use is appropriate within the Township's zoning framework.
- **Development of Regional Impact (DRI)** evaluates broader regional considerations, including growth, infrastructure, and transportation impacts.

- **Subdivision Plan** addresses the division of land and establishes a framework for future land development.
- **Developer’s Agreement** implements conditions of approval associated with the rezoning and DRI, specifically, to ensure that the established area will be used for a hospital, as noted through the process.

Approval of the rezoning and DRI does **not** constitute final land development approval. Site-specific design, engineering, and technical matters will continue to be addressed during the land development process.

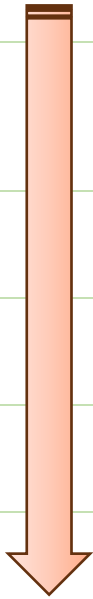
Rezoning Request – UPD-14 to PRBD – February 19, 2026 Public Hearing

The rezoning request was initiated by Penn State University and has been reviewed by multiple agencies, as summarized below.

Time Period	Agency / Body	Agency Request / Action
January 2025	Penn State University	Requested rezoning
	College Township Council	Remanded request to the Planning Commission
	College Township Planning Commission	Review and recommendation
	Centre County Planning Office	Review and comment (advisory) *attached
	Centre Regional Planning Commission	Review and recommendation *attached
February 2026	College Township Council	Decision on rezoning 5.8 acres from UPD-14 to PRBD (February 2026)

Development of Regional Impact (DRI)

Concurrent with the rezoning request, the applicant submitted a Development of Regional Impact study for review. The following table summarizes agency actions and review milestones.

Date Submitted / Time Period	Agency / Body	Agency Action
August 27, 2025	College Township Council	Authorized applicant to proceed with DRI study
	Centre Regional Planning Agency (CRPA)	Deemed DRI application submission complete *attached
	College Township Planning Commission	Requested a clearer map of the study area
	College Township Planning Commission	Determined report has merit; requested subdivision of land
	College Township Council	Accepted CTPC recommendation; agreed report has merit
	Centre Regional Planning Commission	Requested further explanation of site selection *attached
February 2026	College Township Council	Discussion of DRI, CRPC comments, and recommendation (February 19, 2026)
February 2026	College Township Council	Decision on DRI and rezoning

Subdivision Plan

In response to Planning Commission concerns regarding subdivision of land, the applicant submitted a subdivision plan. The plan has been reviewed by the Planning Commission and conditionally approved by Council, subject to standard conditions of approval, waivers, and deferrals. The subdivision plan satisfies earlier agency concerns and establishes the framework for subsequent land development review. ***Attached**

Developer's Agreement

A Developer's Agreement has been prepared as a **condition of approval** for both the rezoning and the Development of Regional Impact. The agreement has been reviewed by the Township Solicitor and incorporates input from the applicant. The Developer's Agreement serves to memorialize commitments associated with the proposal and to ensure implementation of conditions imposed by Council. ***Attached**

Noteworthy Items and Agency Considerations

- **Planning Commission Concern – Subdivision of Land:** Addressed through submission and conditional approval of the subdivision plan.
- **CRPC Concern – Site Selection:** The applicant provided additional information addressing alternative locations. The CRPC subsequently voted to support the rezoning request.
- **Traffic Impacts:** Traffic Impact Study (TIS) status has been reviewed as part of the DRI process. Remaining traffic-related items will be addressed during land development review.

Next Steps and Reminder

Council consideration of the rezoning and Development of Regional Impact represents an important milestone but is **not the final step** in the approval process. If approved, remaining technical and site-specific matters, including traffic mitigation, utilities, stormwater management, and building design—will be addressed during the land development review process in accordance with Township regulations.

Council Action:

1. Move to approve the rezoning request to rezone 5.8 Acres of Tax Parcel 19-003-100 from University Planned District 14 to Planned Research and Business Park District. Condition Upon: A fully executed developer's agreement and recording of the Subdivision Plan
2. Move to approve the PAM Health request to expand the Regional Growth Boundary and Sewer Service Area 5.8 acres. Condition Upon an executed developer's agreement and recording of the Subdivision Plan

Attachments: PAM Health Rezoning - County Planning Comments | PAM Health Rezoning – Centre Regional Planning Commission Comments | Completed DRI package – PAM Health | PAM Health DRI - CRPC Comments | Developer's Agreement | Ordinance changing the zoning map designation | Subdivision Plan – Conditionally approved (FYI)



**PLANNING AND COMMUNITY
DEVELOPMENT OFFICE**

Willowbank Office Building
420 Holmes Street
Bellefonte, Pennsylvania 16823-1488
Telephone (814) 355-6791
FAX (814) 355-8661
www.centrecountypa.gov

BOARD OF COMMISSIONERS

MARK HIGGINS, *Chair*
AMBER CONCEPCION
STEVEN G. DERSHEM

DIRECTOR

RAYMOND J. STOLINAS, JR., AICP

ASSISTANT DIRECTOR

ELIZABETH A. LOSE

February 3, 2026

College Township Planning & Zoning Department

Attn: Lindsay K. Schoch, Principal Planner

1481 E. College Ave.

State College, PA 16801

Re: **Proposed Zoning Map Amendment – T.P. 19-003-,100-,0000
University Planned District Sub-District 14 (UPD 14) to Planned Research and Business Park
(PRBD) District**
County Planning & Community Development Office Review

Dear Lindsay:

The Centre County Planning and Community Development Office appreciate the opportunity to review the proposed Zoning Map Amendment for College Township. This office received your email request dated January 5, 2026 that requests our review of the proposed draft Zoning Map Amendment for the above-referenced tax parcel. Pursuant to **§ 609 (e)** of the Pennsylvania Municipalities Planning Code:

“the county planning agency shall receive a copy of the proposed municipal zoning amendment for recommendations, thirty days (30) prior to public hearing on an amendment by the local governing body, the municipality shall submit the amendment to the county planning agency for recommendations.”

Moreover, as College Township considers amending the existing zoning ordinance and map, **§ 609 - Enactment of Zoning Ordinance Amendments** should be followed as a guide towards properly amending the document. Current case law suggests that any deviation from properly amending a zoning ordinance may cause the ordinance to be referred to as “void ab initio” or, in other words, not effective. You denoted that the College Township Planning Commission recommended the zoning be changed from **University Planned District Sub-District 14 (UPD 14)** to **Planned Research and Business Park (PRBD) District** and referred back to Township Council to schedule a public hearing, coinciding with public notification, neighbor notice and outside agency review.

The PA Municipalities Planning Code also outlines additional procedures for a Zoning Map change as follows:

“(2) (i) In addition to the requirement that notice be posted under clause (1), where the proposed amendment involves a zoning map change, notice of the public hearing shall be mailed by the municipality at least thirty days prior to the date of the hearing by first class mail to the addresses to which real estate tax bills are sent for all real property located within the area being rezoned, as evidence by tax records within the possession of the municipality. The notice shall include the location, date and time of the public hearing. A good faith effort and substantial compliance shall satisfy the requirements of this subsection.”

(ii) This clause shall not apply when the rezoning constitutes a comprehensive rezoning.”

Our staff reviewed the proposal and offers the following comments:

1. REVIEW REQUESTED BY:

Lindsay K. Schoch, AICP, College Township Principal Planner

2. LOCATION:

Parcel Proposed for Rezoning (WebIA):

(1) PSU EXEMPT, T.P. #19-003-,100-,0000-, S.R.3043 (Park Ave. Connector and Innovation Boulevard)

3. BACKGROUND

Tax Parcel # 19-003-,100-,0000- is currently part of PSU Exempt property at Innovation Park off the I-99 S74 Off-Ramp. However, College Township forwarded a proposed plan to this office on October 29, 2025, submitted by Stahl Sheaffer Engineering, on behalf of the applicant, Catalyst Healthcare Real Estate, for a 5.824 subdivision from the PSU Exempt parcel of 85.316 acres. It is understood that the subdivided lot is intended to eventually develop into a 50,000 ft.² rehabilitation hospital for PAM Health. On October 30, 2025, the Centre Regional Planning Agency affirmed that the subdivision of 5.824 acres is consistent with the **2013 Centre Region Comprehensive Plan**. Centre County Planning & Community Development Office offered no further comment on the proposed subdivision.

Currently, the **University Planned District Sub-District 14 (UPD 14)** does not allow “hospital use” as permitted-by-right under the Township Zoning regulations (§188.C.3. *Designated Uses Not Permitted in This Subdistrict*). **Planned Research and Business Park (PRBD) District** does allow for “hospitals” as a use permitted-by-right. As part of this Zoning Map Amendment and impending Land Development, College Township is conducting a review as a Development of Regional Impact as well.

4. CURRENT/PROPOSED ZONING:

T.P. #19-003-,100-,0000-, PSU Exempt, is currently zoned **University Planned District Sub-District 14 (UPD 14)** (§188-1), where the district purpose and intent include the following summary:

- Ensuring campus development aligns with Centre Region Comprehensive Plan goals while promoting land-use efficiency and environmental preservation.
- Providing a flexible mechanism to accommodate education, research, and economic development missions.
- Balancing campus expansion with the protection of surrounding neighborhoods through the review of environmental, infrastructure, and transportation impacts.
- Encouraging innovative design and the equitable sharing of responsibility for public services and infrastructure between the university and its member municipalities.

Further, the proposed zoning district, ***Planned Research and Business Park (PRBD) District (\$200-27.1)***, district purpose and intent outline the following:

“...to provide for development of research and business parks that, while meeting applicable building, health and safety standards, also foster innovative building and open space massing resulting in an aesthetically attractive working environment; provide for the preservation and protection of natural resources and the effective use of land and materials; foster internal and external educational, business and research relationships to enhance the economic stability of the center region; and provide the flexibility to adapt to changes in markets and technologies”.

Although both districts delineate with a somewhat similar intent, the ***PRBD*** allows for a flexible mix of business park, research, and multi-family housing opportunities with further consideration for building mass, environmental controls, stormwater management and connection to local infrastructure.

5. ADJACENT USES:

A majority of T.P. #19-003-,100-,0000-, is zoned as ***University Planned District*** except for Innovation Park being designated as ***Planned Research and Business Park (PRBD)***, situated west of the proposed PAM Health 5.824-acre parcel. East of the proposed parcel to the municipal boundary with Benner Township, T.P# 19-001-,002-,0000- is designated as ***Agricultural (A)***. South of the PAM Health parcel is I-99 and the remainder of the ***University Planned District Sub-District 14***.

6. COMMENTS AND RECOMMENDATIONS:

The College Township Council may accept the following recommendations related to the proposed Zoning Map Amendment:

- A) We concur with College Township staff assessment of the proposed Zoning Map Amendment in relation to consistency with the ***2013 Centre Region Comprehensive Plan***. Where, generally, the development of mixed-use zoning districts and planned development areas allow redevelopment of vital commercial areas, especially, in this instance, along a major arterial route such as I-99.
- B) The proposed Zoning Map Amendment is consistent with the Centre County Comprehensive Plan – Phase II Land Use component, recognizing implementation of the Keystone Principals in this instance related to Provide Efficient Infrastructure, Concentrate Development, Increase Job Opportunities, Foster Sustainable Business, Restore and Enhance the

Environment and Plan Regionally and Implement Locally. Moreover, *“Promote the best use of land and, the adoption and enforcement of appropriate tools by municipalities to bring zoning and land use into alignment. The best use being those land areas ideally suited either by limitations or by opportunities for: conservation, recreation, housing, public facilities, transportation, and commercial or industrial development”*.

- C) Under 200-27.1.B.(4), Ownership, the section stipulates that *“all land contained in a proposed park must be filled by a single landowner and be developed as a single entity...”*. It is assumed the PAM Health 5.824-acre parcel can exist as part of **PRBD** since it was subdivided from PSU Exempt lands and less than 35-acres owned another entity other than the Pennsylvania State University.

As a reminder, the Pennsylvania Municipalities Planning Code, **§ 609 (g)** specifies that within thirty (30) days after enactment, a copy of the amendment to the zoning ordinance and/or map shall be forwarded to the county planning agency, if approved by the College Township Council.

Thank you for allowing our office to review this proposed zoning map amendment in a timely manner. If you require any additional information or have any questions regarding these comments, please contact our office at your earliest convenience.

Sincerely,



Raymond J. Stolinas Jr., AICP
Centre County Planning Director

RJS

cc: John Franek, County Administrator (email)
Elizabeth Lose, Asst. Planning Director, CCPCDO (email)
file

CRPA Centre Regional Planning Agency

2643 Gateway Drive, Suite #4 • State College, PA 16801 • Phone (814) 231-3050 • www.crcog.net

Ms. Lindsay Schoch, AICP
College Township Principal Planner
1481 E. College Avenue
State College, PA 16801

February 9, 2026

**RE: COLLEGE TOWNSHIP – PAM HEALTH ZONING MAP AMENDMENT – CRPC
COMMENTS**

Dear Lindsay,

The Joint Articles of Agreement of the Centre Regional Planning Commission (CRPC) require that the CRPC review any proposed action of a governing body of a participating municipality relating to:

1. The location, opening, vacation, extension, narrowing or enlargement of any street, public ground, or watercourse;
2. The location, erection, demolition or sale of any public structures located within a municipality;
3. The adoption, amendment or repeal of any official map, subdivision and land development ordinance, zoning ordinance or planned residential ordinance.

This process facilitates regional cooperation and coordination by allowing members of the CRPC to provide advisory comments to the governing body for its consideration.

At its regularly scheduled meeting on February 5, 2026, the Centre Regional Planning Commission (CRPC) reviewed the proposed PAM Health Zoning Map Amendment located adjacent to Innovation Park. The CRPC voted (5-0) in support of forwarding the proposal to College Township Council for consideration. Vice Chair Sullivan recused himself due to his employment with Penn State University.

During discussion of the DRI in November 2025, the CRPC noted that the response to question i.1. in the DRI report did not sufficiently address the applicant's site selection process and encouraged the applicant to provide additional details regarding due diligence in evaluating alternative locations. As a result, College Township provided a response from Stahl Sheaffer Engineering with regards to the site selection for this project and it being an optimal location given access, visibility and proximity to Mount Nittany Hospital and the CRPC was appreciative of that additional information.

The proposed ordinance amendment is consistent with the 2013 Centre Region Comprehensive Plan Update. The proposal addresses the following goals, objectives, and policies:

Land Use, Policy 2.1.3: Periodically review the Development of Regional Impact (DRI) process for potential changes and use the process to determine if the RGB/SSA should be amended.

Land Use, Policy 2.1.5: Locate future growth areas to avoid adverse impacts on identified source water projects areas for public water supplies.

Please call or e-mail me if you have questions, or if you require additional information.

Best regards,



Jenna Wargo, AICP, Principal Land Use Planner

cc: Pam Adams, Director
Adam Brumbaugh, Township Manager
CRPC



Centre Regional Planning Agency

2643 Gateway Drive, Suite #4 • State College, PA 16801

Phone (814) 231-3050 • www.crcog.net

Ms. Lindsay Schoch, AICP
Principal Planner
College Township
1481 E. College Avenue
State College, PA 16081

September 8, 2025

**RE: DEVELOPMENT OF REGIONAL IMPACT COMPLETENESS REVIEW AND
RECOMMENDATION – PAM HEALTH**

Dear Lindsay,

On August 27, 2025 the Centre Regional Planning Agency (CRPA) received a revised Development of Regional Impact (DRI) application which proposes the inclusion of a 5.824-acre area into the Regional Growth Boundary and Sewer Service Area (RGB/SSA). This was submitted by Mr. Mike Vaow of Stahl Sheaffer Engineering on behalf of PAM Health (jointly the “Applicant”). The enclosed DRI report indicates that this expansion will facilitate connection to public sewer for a proposed 50,000 square foot Rehabilitation Hospital and parking lot (“Project”). The prior submitted DRI applications were deemed incomplete.

In accordance with Section 4.2.vi.b. of the 2023 Centre Region Growth Boundary and Sewer Service Area Implementation Agreement (Implementation Agreement), the CRPA conducted a completeness review of the PAM Health Development of Regional Impact (DRI) Report. Based upon the application requirements within the Implementation Agreement that pertain to proposed inclusion of property into the Regional Growth Boundary and Sewer Service Area, this DRI application is deemed complete.

The parcel is a portion of a parent parcel owned by Penn State in the Innovation Park area (Centre Co. Tax ID No. 19-003-,100-,0000-) in College Township’s University Planned District. Please find a map attached in the application on page 2 for more details on the location of the subject area. The parcel is in the process of being subdivided from Penn State’s parcel and will need to be rezoned. Enclosed is an email communication from Penn State regarding the status and ownership-lease structure for the property.

CRPA Recommendation

In accordance with Section 4.2.vi.b. of the Implementation Agreement, the CRPA is also required to provide a recommendation to the host municipality regarding the DRI request

within 15 business days of the application being deemed complete. The CRPA provides the following comments for the Township's consideration:

1. Based on the information provided in the application the request qualifies for the "General Forum Action Not Required" process stated in Section 5 of the Implementation Agreement.
 - a. The Project will have a total of 41 Equivalent Dwelling Units (EDUs) which is greater than the minimum development density greater than 1 EDU/per acre (Section 5.3).
 - i. The UAJA has submitted a letter, attached, stating it has capacity to service the project.
 - b. The Project is expected to generate fewer than 100 vehicle trips during the peak hour (Section 5.1).
 - i. It will generate 1,161 daily trips, 93 trips during the AM peak hour and 88 during PM peak hour.
 - c. The parcel is contiguous with the RGB/SSA.
2. College Township should note that during the five (5) year period of the Implementation Agreement that the Township is limited to a total 50 EDUs and 12 acres for applications that expand the Regional Growth Boundary and Sewer Service Area via the "General Forum Action Not Required" process. The effective date of the Agreement is August 28, 2023. (Section 5.1)
 - a. With this and the ClearWater Conservancy Minor DRI, College Township will have utilized 10.484 acres and 46 EDUs.
3. Water service will need to be further identified. The Applicant indicated that Catalyst is in discussion with Penn State to obtain water service through them. If that is not provided, they stated Catalyst will pursue service with CTWA. The Applicant acknowledged that would include the potential for Federal Highway Permitting.
4. The 2013 Centre Region Comprehensive Plan identifies Objective 5.4 to "Ensure the continued availability of high-quality, cost-effective medical care for residents and visitors to the Centre Region".
5. The requested expansion of the RGB/SSA involves a minimal change to the boundaries, limited impact to neighbors and infrastructure systems, and demonstration that a permitted use could not be established without public sewer service, the CRPA agrees with the general conclusions of the Application.

Next Steps

Per the Implementation Agreement, the host municipality can begin its review of a DRI request once it has been deemed complete and a recommendation has been provided by

the CRPA. There are no specific requirements related to the municipal review of a DRI request, either in terms of timeframe or scope. Attached is a flowchart to assist the Applicant and College Township through this process.

If College Township determines that the Application has merit following its review of the completed DRI report, the DRI application must be forwarded back to the CRPA for regional discussion. The Township should include findings of fact related to its support of the request.

Once the DRI application and Township findings have been received by the CRPA, the request will be reviewed by the Centre Regional Planning Commission (CRPC) at its first available meeting. Following a review by the CRPC, the DRI will be sent back to the Township with a comment letter. At this time, formal action by the Township on the expansion of the Regional Growth Boundary and Sewer Service Area can occur.

A development agreement between the Township and the property owner/developer shall be executed to ensure that the land develops as proposed, and this is to be a condition of the Resolution authorizing the request to expand the RGB/SSA.

If you have any questions regarding this review, its recommendations, or the DRI process, please contact me at your earliest convenience.

Best regards,



Pamela J. Adams

cc: Mike Vaow, Project Manager, Stahl Sheaffer Engineering

Attachments: DRI Application
Penn State email communication from Ms. Kramer 8.4.25
Non-General Forum -Minor DRI Process Flowchart

DEVELOPMENT OF REGIONAL IMPACT REPORT

FOR THE PROPOSED INCREASE TO THE REGIONAL GROWTH BOUNDARY AND SEWER
SERVICE AREA TO CENTRE COUNTY TAX PARCEL 19-003-,100-,0000, INNOVATION BLVD,
COLLEGE TOWNSHIP

PREPARED FOR:



PAM HEALTH
INNOVATION BOULEVARD
STATE COLLEGE, PA 16801

PREPARED AS REQUIRED BY THE
*CENTRE REGION GROWTH BOUNDARY AND SEWER SERVICE AREA
IMPLEMENTATION AGREEMENT*

PREPARED BY:

STAHL SHEAFFER
ENGINEERING

CLEARFIELD OFFICE
800 LEONARD STREET
CLEARFIELD, PA 16830
TEL: 814.205.4012
FAX: 814.205.4018

WEDNESDAY, AUGUST 27, 2025

THE PROPOSAL

PAM Health is a proposed rehabilitation hospital at Innovation Blvd (Centre Co. Tax ID No. 19-003-,100-,0000-) in College Township's University Planned District and outside the Regional Growth Boundary and Sewer Service Area (RGB/SSA). PAM Health intends to subdivide a 5.824-acre property to meet its development needs from a roughly 32.5-acre portion of Innovation Boulevard. PAM Health is seeking public sewer access for this 5.824-acre property. This site lies outside the current Regional Growth Boundary/Sewer Service Area (RGB/SSA) but would become contiguous to the existing boundary if the proposed expansion is approved. The RGB/SSA boundary currently runs along the Innovation Park Access Ramp, adjacent to the property.

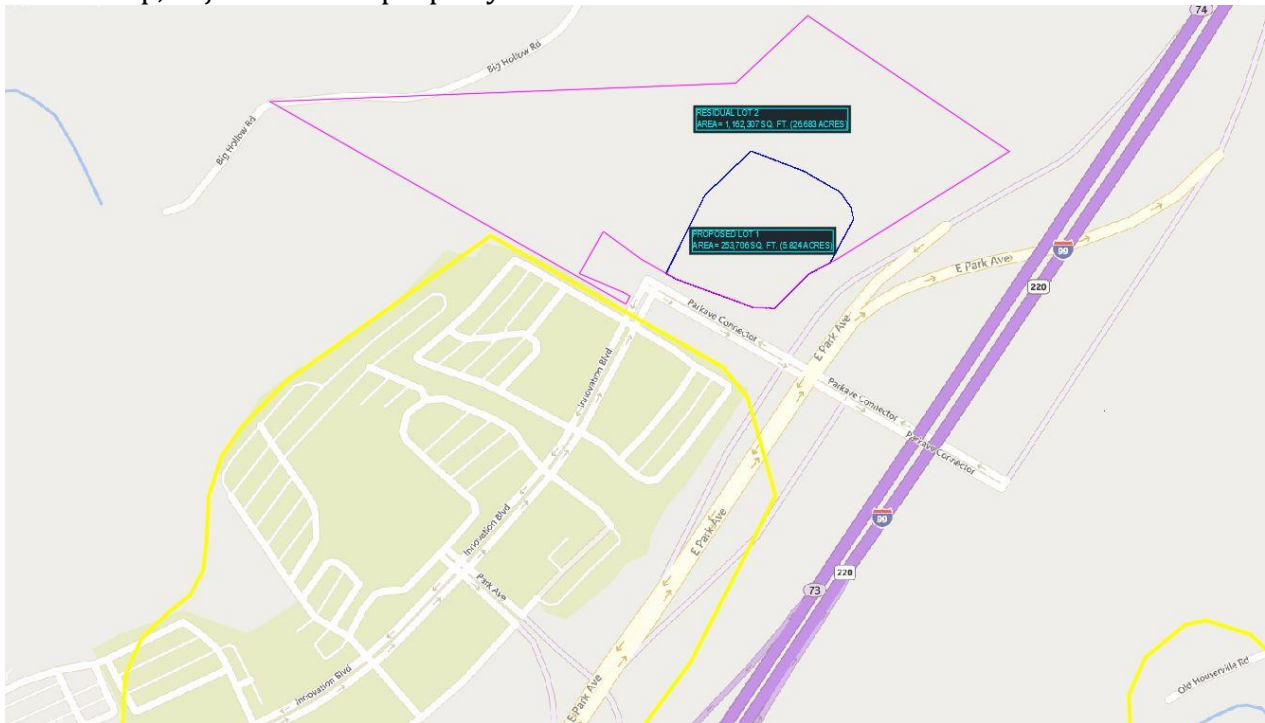


Figure 1: Location of public sewer access requested

Section V of the *Centre Region Growth Boundary and Sewer Service Area Implementation Agreement* presumes that the requested expansion of the Regional Growth Boundary and Sewer Service Area is a Development of Regional Impact (DRI). Thus, this DRI report is required prior to College Township's consideration of the requested expansion.

The proposed 50,000 sqft. Rehabilitation Hospital and parking lot will not have a "substantial impact upon the health, safety, or welfare of citizens in more than one Centre Region municipality," and will not impact the University Area Joint Authority. Although it qualifies as a Development of Regional Impact, we believe that it qualifies for the "Limited

Review Process" described at Section V, subpart 3 of the *Centre Region Growth Boundary and Sewer Service Area Implementation Agreement*.

When considering any Sewer Service, policy makers consider the impact that the proposed project will have on its community. Additionally, the specific development of the rehabilitation hospital is what is warranting the expansion of the Regional Growth

Boundary and Sewer Service Area.

For the sake of simplicity, the remainder of this report is organized around the list of questions that a DRI report is required to answer by Section V of the *Centre Region Growth Boundary and Sewer Service Area Implementation Agreement* (pages 4 and 5). Each question will be presented and then answered in the same order as in the agreement.

QUESTIONS FROM SECTION IV OF THE CENTRE REGION GROWTH BOUNDARY AND SEWER SERVICE AREA IMPLEMENTATION AGREEMENT

i.1. Are there locations inside the Regional Growth Boundary that could support the proposed development? If not, explain why.

No, there are no other locations because PAM health is already in the process of subdividing off a parcel they need at this location.

i.2. Does the University Area Joint Authority have capacity to serve existing development inside the Regional Growth Boundary and the proposed expansion? Please provide a letter from the University Area Joint Authority documenting capacity.

Yes, the University Area Joint Authority has available capacity see Appendix D.

i.3. Have on-lot septic systems or other methods to provide sewer service to the property been explored? Why are these not viable methods to dispose of waste?

On-lot septic system is not a viable option due to the depth to bedrock.

i.4. Are there any potential adverse public impacts of the proposed expansion and how will they be mitigated, based upon the items in Section V, Subsections ii. Through vi?

There are no adverse public impacts from the proposed Rehabilitation Hospital.

i.5. Is the expansion contiguous with the existing Regional Growth Boundary?

Yes, the expansion is contiguous with the Regional Growth Boundary.

i.6. Do changes in local or regional population or land use forecasts warrant an expansion? Explain how these changes necessitate the expansion.

The specific development of the Rehabilitation Hospital is what is warranting the expansion of the Regional Growth Boundary and Sewer Service Area.

i.7. Are there adjustments or changes in the specific location or direction of growth and development that warrant an expansion? Explain how these changes necessitate the expansion.

The specific development of the Rehabilitation Hospital is what is warranting the expansion of the Regional Growth Boundary and Sewer Service Area.

i.8. Are there changes resulting from goals, objectives, and policies in the Comprehensive Plan or local planning issues that warrant an expansion? Explain how these changes necessitate the expansion.

The specific development of the Rehabilitation Hospital is what is warranting the expansion of the Regional Growth Boundary and Sewer Service Area.

ii.1. Effect of the Development of Regional Impact on the existing sewer collection, conveyance, and treatment system.

Yes, the University Area Joint Authority has available capacity see Appendix D see i.2.

ii.2. Effect of the Development of Regional Impact on public water infrastructure.

We have reached out to the College Township Water Authority with the proposed PAM Health Rehabilitation Hospital but have not received any response or comment.

ii.3. Effect of the Development of Regional Impact on transportation network (including bicycle and pedestrian facilities).

With the proposed PAM Health Rehabilitation Hospital and the proposed addition to the Regional Growth Boundary there seems to be very minimal impact to traffic including bicycle and pedestrian facilities. The traffic study done for the site says that it will generate 1,161 daily trips, 93 trips during the AM peak hour and 88 during the PM peak hour.

ii.4. Effect of the Development of Regional Impact on the public transportation system.

We have reached out to Gregory M. Kausch, the Senior Transportation Planner for the Centre Regional Planning Agency assigned to the Centre Area Transportation Authority, or CATA his response is attached in appendix C. He states that at this time CATA anticipates no significant adverse impacts to transit operations. He states that they do not offer service to the project area but may again if an agreement is met with CATA and Penn State.

ii.5. Effect of the Development of Regional Impact on emergency services (for example, fire, police, and ambulance service)

We have reached out to Shawn Kauffman, the Fire Director/Chief of Department, and Centre Region Emergency Management, John F. Gardner, Chief of the State College Police Department (which provides policing to College Township), and Centre Lifelink EMS, each addressing the proposed PAM Health Rehabilitation Hospital and have not received any comments or responses addressing their concern with the effects of the Rehabilitation Hospital on their services. Except Shawn Kauffman Fire

Director stating that it would not have an impact on their services as you can see below in Appendix B

ii.6. Effect of the Development of Regional Impact on environmental features (such as soils, wetlands, streams, the aquifer, sinkholes, or similar environmental concerns)

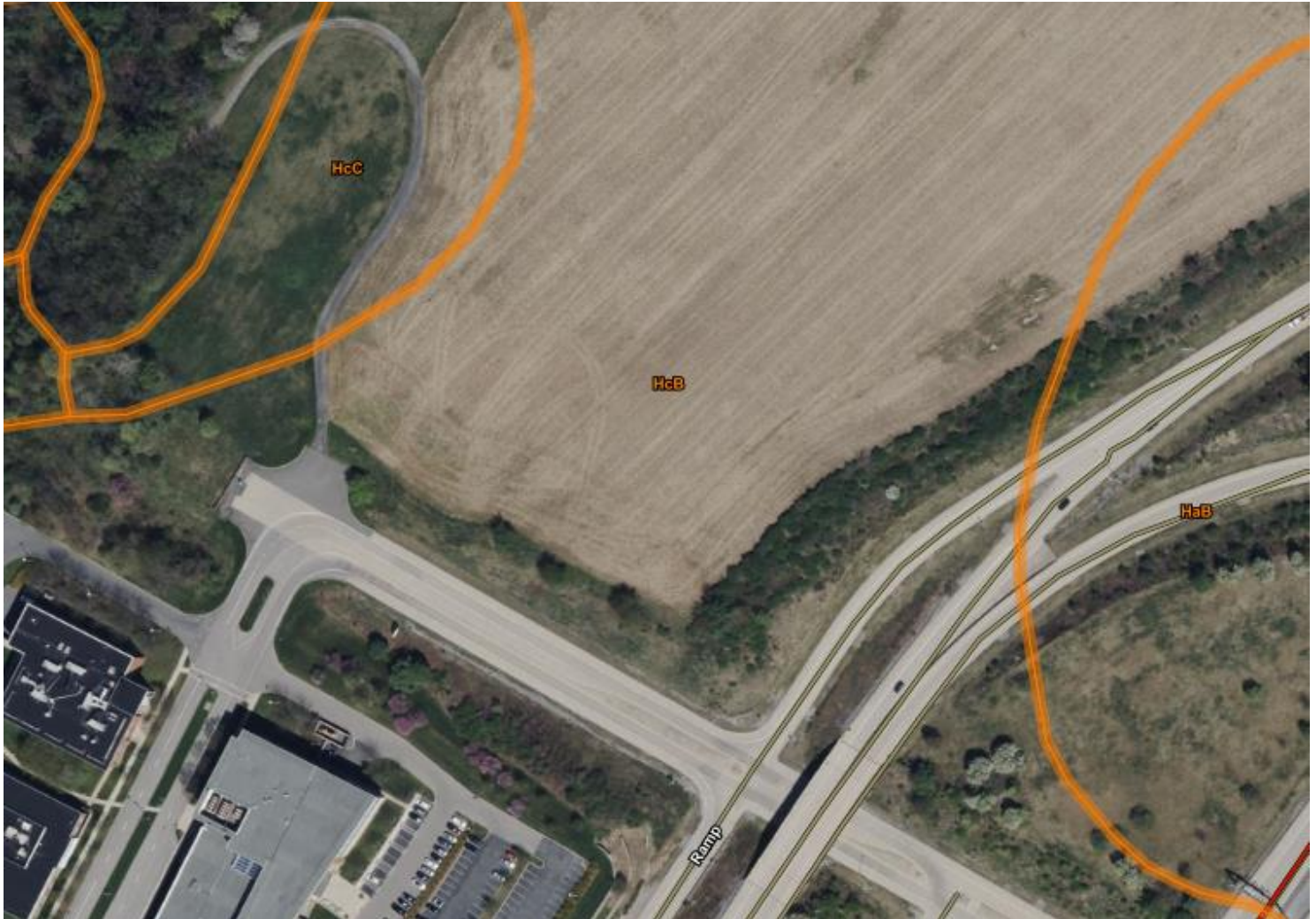


Figure 2: Soils map.

The *Centre County Natural Heritage Inventory*, updated December 31, 2002, shows Big Hollow Road biological diversity area and natural heritage areas around Innovation Boulevard. Although a detailed field study has not yet been undertaken, there is a unnamed stream to the northwest that is a Cold Water Fishes (CWF) that runs adjacent to the property though no impact to the stream itself will occur. Storm runoff from the site will discharge to the stream, however, per the townships stormwater ordinance and DEP requirements, runoff rate, volume and water quality will be managed on site to levels less that or equal to pre-development conditions. There is also a fema floodplain zone A that runs adjacent to the property though the proposed site will not impact the floodzone. Also, there is no steep slope areas, wetlands, sinkholes, or unique natural features in the acres of Innovation Boulevard proposed for expansion of the regional growth boundary.

ii.7. Effect of the Development of Regional Impact on school facilities.

We have reached out to the State College Area School District with the proposed PAM Health Rehabilitation Hospital but have not received any response or comment. Though cant imagine it has an impact due to the proposed development generating any student traffic.

ii.8. Effect of the Development of Regional Impact on adjacent land uses.

The proposed PAM Health Rehabilitation Hospital will be surrounded by the UPD with a highway on one side, agriculture and forest on the others and innovation park at the front of the property and does not tend to impact the surrounding land uses. PAM Health also doesn't see an neighbor issues or any noise concerns with what is proposed.

iii. In addition to the above noted information, the host municipality may also require information relative to fiscal impacts or specific details on transportation impacts, environmental impacts, or similar studies.

To date, College Township has not requested any such studies.

iv. Economic analysis of the impact of the proposal on other areas of the community.

The proposed expansion of the regional growth boundary to accommodate the PAM Health Rehabilitation Hospital is expected to create 110–130 full-time positions, with total employment exceeding 200 when part-time roles are included. The project's estimated \$45 million capital investment will support local construction and development jobs. Once operational, PAM will purchase services from local healthcare providers, contract with area physicians and hospitals for specific services, and pay property and other local taxes—each contributing to the Centre Region's economy.

v. Quality of life issues and the value the proposal would add to the community.

The proposed rezoning, PAM Health Rehabilitation Hospital will not have much of a noticeable impact on the Centre Region's quality of life, good or bad. The proposed Rehabilitation Hospital will not affect public infrastructure beyond possibly a few more vehicle trips and should have little impact on neighboring properties or the environment. The expansion of the regional growth boundary would not significantly add to or detract from the Centre Region's quality of life either.

vi. The consistency of the proposal with the Centre Region Comprehensive Plan.

The proposal is consistent with the objectives and policies set forth in the Centre Region Comprehensive Plan.

QUESTIONS FROM SECTION V OF THE CENTRE REGION GROWTH BOUNDARY AND SEWER SERVICE AREA IMPLEMENTATION AGREEMENT

1. Each municipality that has land outside of the Regional Growth Boundary and Sewer Service Area is authorized to expand the Regional Growth Boundary and Sewer Service Area by a maximum of 50 Equivalent Dwelling Units, not to exceed 12 acres, for a period of five years from the execution of this amended Agreement. Individual non-residential projects are limited to a maximum square footage that would be expected to generate fewer than 100 vehicle trips during the peak hour, or fewer than 750 vehicle trips in an average day.

As outlined in Section 2.4(b) of the UAJA Rate Resolution Dated 12/11/2024, a hospital shall be assigned 0.5 EDUs per bed plus 1 EDU for up to 8 employees with showers. With 52 hospital beds along with 120 employees the projected UAJA EDUs for this site is 41. The traffic study done for the site says that it will generate 1,161 daily trips, 93 trips during the AM peak hour and 88 during the PM peak hour.

2. The governing body of the host municipality will consider comments from the Centre Regional Planning Agency and the Centre Regional Planning Commission in the municipal review process.

Yes, we will consider comments.

3. Requests to expand the Regional Growth Boundary and Sewer Service Area under this Section of the Ordinance must achieve a minimum development density greater than one equivalent dwelling unit per acre.

We have a total of 41 EDUs which surpasses the minimum one EDU per acre.

4. Requests to expand the Regional Growth Boundary and Sewer Service Area under this Section of the Ordinance shall be evaluated in the same manner as requests under Section IV The Process - General Forum Action Required," with the exception that they will not require COG General Forum approval.

Responses for Section 4 The Process – General Forum Action Required have been provided above.

5. The request to expand the Regional Growth Boundary and Sewer Service Area must be contiguous to the existing Regional Growth Boundary and Sewer Service Area. This provision does not preclude exceptions to expand the Sewer Service Area as may otherwise be authorized under Section VIII "Exceptions".

Yes, the expansion is contiguous with the Regional Growth Boundary.

SUMMARY

PAM Health is a proposed Rehabilitation Hospital at Innovation Boulevard (Centre Co. Tax ID No. 19-003-,100-,0000) in College Township's University Planning Zoning District and outside the Regional Growth Boundary and Sewer Service Area (RGB/SSA). The roughly 32.5-acre portion of Innovation Boulevard and for which PAM Health site requires 5.824-acre seeks public sewer access therefore needs to expand the Regional Growth Boundary. We do not see any impact or little to no impacts for quality of life or economic impacts that the community center would have to the region.

APPENDIX A: LAND USES PERMITTED IN COLLEGE TOWNSHIP'S Planned Research & Business Park District

-
- C. Permitted uses. Land and structures in a park may only be used for the following:
- (1) Primary uses:
 - (a) Public and private institutions of higher education.
 - (b) Research, engineering, and testing laboratories. **[Amended 6-17-2010 by Ord. No. O-10-02; 3-19-2015 by Ord. No. O-15-03]**
 - (c) Office uses. **[Amended 6-17-2010 by Ord. No. O-10-02; 3-19-2015 by Ord. No. O-15-03]**

:2

§ 200-27.1

§ 200-27.1

- (d) Business incubators.
 - (e) Light manufacturing facilities. **[Amended 6-17-2010 by Ord. No. O-10-02; 3-19-2015 by Ord. No. O-15-03]**
 - (f) Pilot plants, given that they do not exceed 75,000 square feet in gross floor area for any given pilot plant. **[Amended 6-17-2010 by Ord. No. O-10-02]**
 - (g) Data centers. **[Amended 3-19-2015 by Ord. No. O-15-03]**
 - (h) Medical offices and clinics. **[Added 6-17-2010 by Ord. No. O-10-02; amended 3-19-2015 by Ord. No. O-15-03]**
 - (i) Hospitals. **[Added 6-17-2010 by Ord. No. O-10-02; amended 3-19-2015 by Ord. No. O-15-03]**
 - (j) Any other facilities reasonably related to the intent of the PRBD as established by the property owner, provided that these uses are specifically reviewed and approved by both the property owner and College Township Zoning Officer. **[Added 3-19-2015 by Ord. No. O-15-03]**
-

APPENDIX B: CENTRE REGIONAL FIRE PROTECTION AND EMERGENCY MANAGEMENT

[EXT]: Re: Development Impact Report for Expanding Regional Growth Boundary



Shawn Kauffman <skauffman@centreregi

To Zach Owens

Cc Michael R. Vaow



Thu 4/24/2025 8:38 PM

Zach,

Your request will not impact Fire Department operations in College Township.

Stay safe and well,

Shawn R. Kauffman, Fire Director

Centre Region Fire Protection Program

400 W Beaver Ave, State College, PA 16801

Office: (814) 237-4127

Cell: (814) 280-0265

"The Only Person You Need To Be Better Than Is The Person You Were Yesterday." Frank Viscuso

APPENDIX C: CENTRE AREA TRANSPORTATION AUTHORITY (CATA)

[EXT]: PAM Health Rehabilitation Hospital - Development of Regional Impact (DRI) Rep...



Kausch, Greg <gkausch@crcog.net>

To Zach Owens; Michael R. Vaow

Cc Lori Miller; Marin Yang; Derek Sherman; Emily Rickens;

Rick Evans; Bob Beck; Adams, Pam; Saylor, James; +6 others



Tue 8/5/2025 11:28 AM



PAM Health Rehabilitation Hospital - Development of Regional Impact (DRI).docx
44 KB

Good afternoon, gentlemen:

Thank you for allowing the Centre Area Transportation Authority (CATA) the opportunity to review - and provide comment on - the Development of Regional Impact (DRI) Report referenced in the subject line above.

At this time, CATA anticipates no significant adverse impact to transit operations if the extension to the Regional Growth Boundary (RGB) / Sewer Service Area (SSA) is ultimately granted, and the proposed development moves forward as planned. CATA does not currently provide service to the project area, but may again in the future contingent on agreements between CATA and Penn State.

We may expect incremental increases to transit ridership as a result of the proposed development, dependent on factors such as the behavior of clients, visitors, and employees; accessibility of public transportation; service provider(s), etc.

With that in mind, I am attaching a comment letter which suggests potential measures to mitigate any impacts, should the development move forward.

Please do not hesitate to contact me directly should you have any follow-up questions or concerns.

Thanks!

Greg

Gregory M. Kausch
Senior Transportation Planner
Centre County Metropolitan Planning Organization (CCMPO)
c/o Centre Regional Planning Agency
2643 Gateway Drive, Suite 4

APPENDIX D: UNIVERSITY AREA JOINT AUTHORITY (UAJA)



UNIVERSITY AREA JOINT AUTHORITY

1576 Spring Valley Road
State College, PA 16801

July 28, 2025

CAH Developments, LLC
41 N Jefferson St., 4th Floor
Pensacola, FL 32502

RE: Intent to Serve (PAM Health – Innovation Blvd)

Dear CAH Developments LLC,

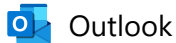
The University Area Joint Authority has available capacity in both the conveyance system and treatment facility for the 41 EDUS requested for the PAM Health Center, located at 237 Innovation Blvd, **which is not currently in our sewer service area**; College township will have to add this to our sewer service area through the Act 537 Plan. There are no current overloads, and none are projected for the next five (5) years. It is also our understanding that all sanitary sewer flow from this project is to be directed into the Authority's conveyance system. There are connection points within 800 feet of the property. The purpose of this letter is to solely confirm the available system capacity and may be used by the developer, in addition to other documentation, in an attempt to secure financing for this project. This letter does not replace the submission of the post card exemption to UAJA or the planning response letter submitted by UAJA. In conclusion, please accept this letter as our official notice of "Intent to Serve" the 41 EDUS requested for the PAM Health Center, located at 237 Innovation Blvd, **which is not currently in our sewer service area**. This letter of intent will expire one year from the date of issuance.

If you need additional information or have additional questions, please do not hesitate to contact this office.

Sincerely,


Cory Miller
Executive Director


Daren Brown
Collection System Superintendent



RE: PAM Health - Penn State real estate

From Kramer, Tamia Erin <tek5263@psu.edu>
Date Mon 8/4/2025 9:22 AM
To Adams, Pam <padams@crcog.net>
Cc Sullivan, Neil <nsullivan@psu.edu>

Hi Pam,

Thanks for reaching out. I'd be happy to provide the information I have. The University will not be selling the land to PAM, rather, it will be ground leasing a to-be-determined portion of the larger 16-acre parent parcel (said ground leased area to be subdivided from the parent parcel) to Catalyst, a developer who will in turn lease the hospital facility to PAM to operate as a post-acute rehab facility. The latest information I have is that the ground lease area will be 5.5 acres – but value engineering is still underway, so that may change. Catalyst, on behalf of PAM, will be driving the subdivision process once the land area has been confirmed, and the University will cooperate with that effort. We are still negotiating the ground lease and likely have a month or two before it is finalized, but I can confirm the University is actively pursuing the transaction. The Board of Trustees has also approved the transaction.

Please let me know if there is any other detail you need, or if a conversation would be helpful.

My best,

Tamia Kramer, CRE®
814-863-0795

From: Adams, Pam <padams@crcog.net>
Sent: Monday, August 4, 2025 9:03 AM
To: Kramer, Tamia Erin <tek5263@psu.edu>
Cc: Sullivan, Neil <nrs233@psu.edu>
Subject: Re: PAM Health - Penn State real estate

You don't often get email from padams@crcog.net. [Learn why this is important](#)

Hi Tamia, We have received a request from PAM Health to expand the growth boundary /sewer service area for this facility. From what they have provided it appears to be a Minor DRI which means there are less steps they have to go through to get approval but they do need to answer several questions.

I wonder if you can provide me with an update on the process of subdividing the parcel and selling it to PAM health. We don't want to proceed with the process if they are not the owners of the property or in the process with agreements.

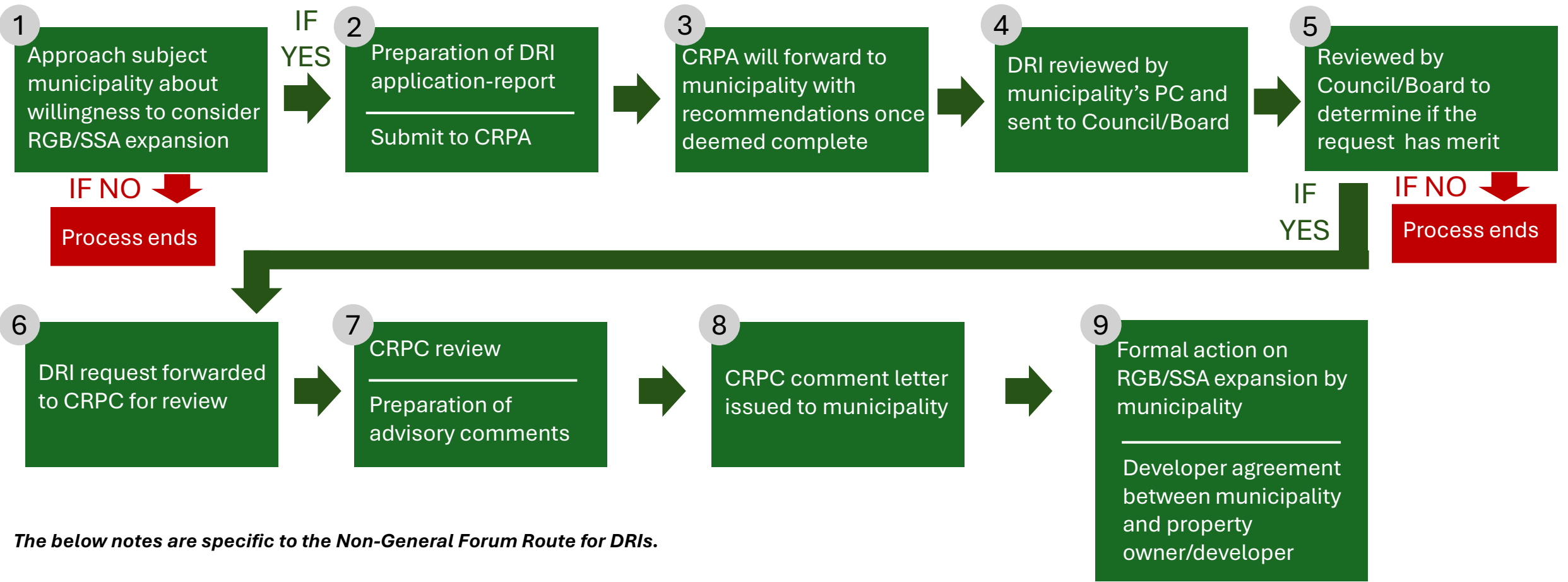
Thanks, Pam



Pam Adams
Director

Centre Regional Planning Agency
2643 Gateway Drive, Suite 4 | State College, PA 16801
Main: 814-231-3050 (Ext. 2401) or Direct: 814-231-3053
Email: padams@crcog.net

Non-General Forum Route for Development of Regional Impact Applications (DRIs)



The below notes are specific to the Non-General Forum Route for DRIs.

**Each municipality is authorized to expand the RGB/SSA by a maximum of 50 EDUs, not to exceed 12 acres, for a period of five years from Implementation Agreement execution.*

**Non-residential projects limited to max. sq. ft. that would generate fewer than 100 vehicle trips during peak hour or fewer than 750 trips in an average day.*

**Must achieve a minimum development density greater than one EDU per acre.*

**Requests must be contiguous to the existing RGB/SSA.*

CRPA Centre Regional Planning Agency

2643 Gateway Drive, Suite #4 • State College, PA 16801 • Phone (814) 231-3050 • www.crcog.net

Ms. Lindsay Schoch, AICP
College Township Principal Planner
1481 E. College Avenue
State College, PA 16801

November 10, 2025

RE: COLLEGE TOWNSHIP – PAM HEALTH DRI – CRPC COMMENTS

Dear Lindsay,

The Centre Region Growth Boundary and Sewer Service Area (RGB and SSA) Implementation Agreement establishes the process for expanding the RGB and SSA through a Development of Regional Impact (DRI). Each municipality is also afforded a limited opportunity during the five-year term of the Agreement to request an expansion of up to 50 equivalent dwelling units (EDUs), not to exceed 12 acres, through a streamlined review process known as the *Non-General Forum Route*. To qualify, the proposed development must achieve a minimum density greater than one (1) EDU per acre and be contiguous to the existing RGB/SSA.

At its regular meeting on November 6, 2025, the Centre Regional Planning Commission (CRPC) reviewed the proposed PAM Health DRI located adjacent to Innovation Park. The CRPC voted 3–1 in support of forwarding the proposal to College Township Council for consideration via the Non-General Forum Route. Vice Chair Sullivan recused himself due to his employment with Penn State University. During discussion, the CRPC noted that the response to question i.1. in the DRI report did not sufficiently address the applicant’s site selection process and encouraged the applicant to provide additional detail regarding due diligence in evaluating alternative locations.

The 2013 Centre Region Comprehensive Plan identifies the area as appropriate for commercial use and development. While the current zoning does not permit hospital uses, the proposed rezoning to the Planned Research and Business Park District (PRBD) would align the project with Innovation Park’s intent as a center for research, healthcare, and technology-oriented enterprises. The proposed development can therefore be considered supportive of key regional objectives.

Formal action on the DRI rests with College Township under the Non-General Forum Route. As outlined in Section 6 of the Implementation Agreement, the host municipality is required to enter into a Development Agreement with the property owner/developer to ensure that land development proceeds as proposed. This agreement must be included as a condition of the resolution authorizing the RGB/SSA expansion. CRPA respectfully requests a copy of the document memorializing the Township’s final action once it has been taken.

Please call or e-mail me if you have questions, or if you require additional information.

Best regards,

A handwritten signature in cursive script that reads "Jenna Wargo".

Jenna Wargo, AICP, Principal Land Use Planner

cc: Pam Adams, Director
Adam Brumbaugh, Township Manager
CRPC

DEVELOPER'S AGREEMENT

**The Pennsylvania State University – PAM Health Rehabilitation Hospital
College Township, Centre County, Pennsylvania**

This Developer’s Agreement ("Developer’s Agreement") is entered into on this _____ day of _____, 2026, by and between

COLLEGE TOWNSHIP, a Pennsylvania Second Class Township with offices located at 1481 East College Avenue, State College, PA (hereinafter the “Township”),

-AND-

PENNSYLVANIA STATE UNIVERSITY, a public, land-grant research university with offices at 110 Benedict Building, University Park, Pennsylvania (hereinafter the “Property Owner”).

-AND-

CATALYST HEALTH REAL ESTATE, a nationwide full-service healthcare real estate firm with office at 41 N. Jefferson Street, 4th Floor, Pensacola, FL (hereinafter the “Developer”)

-AND-

[_____], LLC, a [_____] limited liability company, with an office at 41 N. Jefferson Street, 4th Floor, Pensacola, FL (the “Ground Lessee”).

-AND-

PAM HEALTH, a healthcare provider and operator of rehabilitation hospitals, having offices at _____ (hereinafter the “Operator”)

WHEREAS, Ground Lessee and Property Owner will enter into a ground lease whereby Ground Lessee will lease from Property Owner, and Property Owner will lease to Ground Lessee, that certain real property generally located at [_____], and located within the Planned Research and Business Park Zoning District of College Township (the “Project Site”), whereby Ground Lessee will construct thereon an approximately 55,800 square foot PAM Health Rehabilitation Hospital (the “Project”)

WHEREAS, PAM Health Operator will lease the Project site from the Property Owner Ground Lessee and will operate the Rehabilitation Hospital on the property Project upon the terms and conditions set forth in a lease agreement between Operator and Ground Lessee; and

WHEREAS, the Township requires the Operator be a party to this Agreement to ensure compliance with the approved use and the conditions of the DRI.

WHEREAS, ~~Catalyst Health Developer~~ has submitted a Development of Regional Impact for the construction of ~~a 50,000-square-foot PAM Health Rehabilitation Hospital (the “Project”) located within the Planned Research and Business Park Zoning District of College Township~~the Project on the Project Site.

WHEREAS, the use of a “Rehabilitation Hospital” is a permitted use by right within the Planned Research and Business Park Zoning District under the applicable Zoning Ordinance; and

WHEREAS, to provide public sewer service to the Project site, an expansion of the Regional Growth Boundary (RGB) and Sewer Service Area (SSA) was required in accordance with the Centre Region Growth Boundary and Sewer Service Area Implementation Agreement (the “Implementation Agreement”); and

WHEREAS, the Developer pursued and received approval of a Development of Regional Impact pursuant to the Implementation Agreement; and

WHEREAS, the Township approved the Subdivision Plan to subdivide the lease area of 5.824 acres from the larger parcel owned by ~~PSU~~Property Owner; and

WHEREAS, ~~Pennsylvania State University~~Property Owner prepared a DRI Report, received and reviewed by College Township Planning Commission, College Township Council, and the Centre Regional Planning Agency; and

WHEREAS, on November 6, 2025 the Centre Regional Planning Commission made a recommendation to College Township Council to approve the DRI; and

WHEREAS, on _____, 20_____, the College Township Council approved the DRI, condition upon approval and acceptance of the Developer Agreement

WHEREAS, the Township desires to ensure that the only use permitted on the acreage added to the RGB/SSA through this expansion shall be the use of a healthcare facility, which shall initially be used as a 50,000 square foot ~~PAM Health~~ Rehabilitation Hospital as proposed, unless this Agreement is amended in accordance with its terms.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. Scope of Permitted Use and Equivalent Dwelling Units (“EDUs”)

1.1 Permitted Use: The Property Owner, Developer, and Operator agree that the only permitted use of the 5.824 acres parcel added to the Regional Growth Boundary and Sewer Service Area “Property” shall be the construction and operation of a healthcare facility, which shall initially consist of a 50,000~~55,800~~ square foot ~~PAM Health~~ Rehabilitation Hospital, as described in the approved Development of Regional Impact and as shown on the approved subdivision plan recorded for the Property.

1.2 No additional structures, uses, or expansions shall be permitted within the expanded RGB/SSA area unless and until this Developer’s Agreement is formally amended in writing and approved by all parties to this Agreement, such approval not to be unreasonably withheld, conditioned or delayed.

1.3 The expansion of the RBG/SSA provides the Developer with 41 (EDUs), which are permitted and in compliance with the Implementation Agreement.

1.4 Change in Use or Operator. Any change in use, expansion of use, or substitution of a different principal operator or tenant other than PAM Health~~Operator~~ who desires to use the Project Site for purposes other than a healthcare facility shall require:

- (a) amendment of this Developer’s Agreement
- (b) review and approval under the Development of Regional Impact process or other applicable regional review requirements, as determined by the Township.

provided, however, no such approval shall be required for a change in the operator of the Project provided that such operator uses the Project as a healthcare facility.

1.5 For constructing the sewer lines in accordance with the Implementation Agreement and this Developer's Agreement, the Township agrees to reimburse the Developer for pioneer credits, connection fees, tap-in fees, and /or other similar fees collected from utility customers located along and tying into the sewer lines based upon the rate schedule then in effect with the Township, with Developer being paid such applicable portions of the credits upon issuance of a construction permit for improvements along such sewer lines. The City's obligation to reimburse such credits to Developer shall terminate fifteen (15) years from the date of execution of this Developer's Agreement.

2. Binding Effect

2.1 This Agreement shall run with the land and shall be binding upon the Developer, its successors, and assigns.

2.2 This Agreement shall be recorded simultaneously with, or prior to, the recording of the Final Subdivision Plan and shall constitute a condition of final plan approval and the issuance of any zoning, building, or occupancy permits.

3. Amendments

3.1 Any amendments to this Developer's Agreement must be in writing and executed by all parties, including any successors in interest to the Developer.

3.2 The Township shall have sole discretion to determine whether any proposed amendment is consistent with the intent of this Developer's Agreement, the Land Development Plan approval, and regional planning policies.

4. Enforcement

4.1 The Township shall have the right to enforce this Agreement through any legal or equitable means, including injunction, if necessary, to prevent unauthorized uses of the land.

4.2 Failure to comply with the terms of this Agreement shall constitute a violation of the Subdivision Plan approval and may result in revocation of approvals or permits.

4.3 Notice and Cure. Except in the case of an immediate threat to public health or safety, the Township shall provide written notice of default and a reasonable opportunity to cure prior to pursuing enforcement remedies.

5. Miscellaneous

5.1 This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.

5.2 In the event any portion of this Developer's Agreement is held invalid, the remaining provisions shall remain in full force and effect.

6 Assignment and Lease Restrictions.

6.1 ~~PAM Health shall not assign the lease, sublease the Property, or permit operation of the facility by another entity without prior written approval of the Township~~Intentionally Omitted.

6.2 Any approved assignment or sublease shall expressly require the assignee or sublessee to assume all obligations of this Developer's Agreement; provided, that Ground Lessee shall be permitted to assign this Developer's Agreement to any subsequent holder of a ground leasehold interest in the Project or Project Site.

7 Survival

7.1 The provisions of this Developer's Agreement shall survive the issuance of permits, construction of the Project, and issuance of certificates of occupancy.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

COLLEGE TOWNSHIP

By: _____

Title: _____

PENNSYLVANIA STATE UNIVERSITY
(Property Owner)

By: _____

Title: _____

(Ground Lessee)

By: _____

Title: _____

CATALYST HEALTH REAL ESTATE
(Developer)

By: _____

Title: _____

PAM HEALTH
(Operator)

By: _____

Title:

COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

PH.A./OB-1.a.

ORDINANCE NO. O-26-01

ORDINANCE TO AMEND THE COLLEGE TOWNSHIP ZONING MAP TO CHANGE 5.8 ACRES OF UNIVERSITY PLANNED DISTRICT 14 (UPD 14) TO PLANNED RESEARCH AND BUSINESS PARK DISTRICT (PRBD)

BE IT ENACTED AND ORDAINED, by the College Township Council, Centre County, Pennsylvania, and the authority of the same, does hereby enact a zoning map change, made this 19th day of February 2026, by amending the Code of the Township of College, Pennsylvania, with the amendment of the Zoning Map, as follows:

SECTION 1 – ZONING MAP

Change 5.8 acres of a portion of the zoning designation of tax parcel 19-003-,100-,0000 to Planned Research and Business Park District (PRBD) from its existing zoning designation of University Planned District Sub-district 14 (UPD 14).

SECTION 2 SEVERABILITY

If any sentence or clause, section, or part of this ordinance is found to be unconstitutional, illegal or invalid, such findings shall not affect or impair any of the remaining parts of this ordinance. It is hereby declared to be the intent that this ordinance would have been adopted had such part not been included.

ENACTED AND ORDAINED, this 19th day of February 2026 by the College Township Council, Centre County, Pennsylvania.

ATTEST:

Adam T. Brumbaugh, Manager/Secretary

COLLEGE TOWNSHIP COUNCIL:

Susan Trainor, Council Chair



RECEIVED NOV 24 2025 College Township ENGINEERING DEPARTMENT

SURVEYOR: D. BOND CADD: T. WEAVER DESIGNER: M. VAOW MANAGER: M. VAOW FILE: COVER.DWG

11/17/25 COLLEGE TWP. REVIEW

REVISIONS

P.A.M. STATE COLLEGE

P.A.M. STATE COLLEGE

CENTRE COUNTY COLLEGE TOWNSHIP PENNSYLVANIA

COVER

PROJECT NO.

25-047

DATE

OCTOBER 3, 2025

SHEET NO.

C100

PRELIMINARY / FINAL SUBDIVISION PLAN

P.A.M. STATE COLLEGE

COLLEGE TOWNSHIP CENTRE COUNTY, PENNSYLVANIA

OWNER'S CERTIFICATION

T.P. 19-003-100-0000
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CENTRE
ON THIS _____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED, RUSSELL RANG, AVP OF OPERATIONS, MANAGER OF ENGINEERING SERVICES FOR THE PENNSYLVANIA STATE UNIVERSITY, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSED AND STATES THAT THE UNIVERSITY IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE UNIVERSITY, AND THAT THE UNIVERSITY ACKNOWLEDGES THE SAME TO BE THEIR ACT AND DEED, AND THAT THE UNIVERSITY DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

SIGNATURE OF LAND OWNER REPRESENTATIVE _____
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.
NOTARY PUBLIC _____ COMMISSION EXPIRES _____

PENN STATE ACKNOWLEDGEMENT

I, _____, AN AUTHORIZED SIGNATORY OF THE PENNSYLVANIA STATE UNIVERSITY, ACKNOWLEDGE THAT STAHL SHEAFFER ENGINEERING (SSE) WILL BE SUBMITTING A SUBDIVISION PLAN ON OUR BEHALF FOR TAX PARCEL 19-003-100-0000.
_____, 2025 SIGNED _____

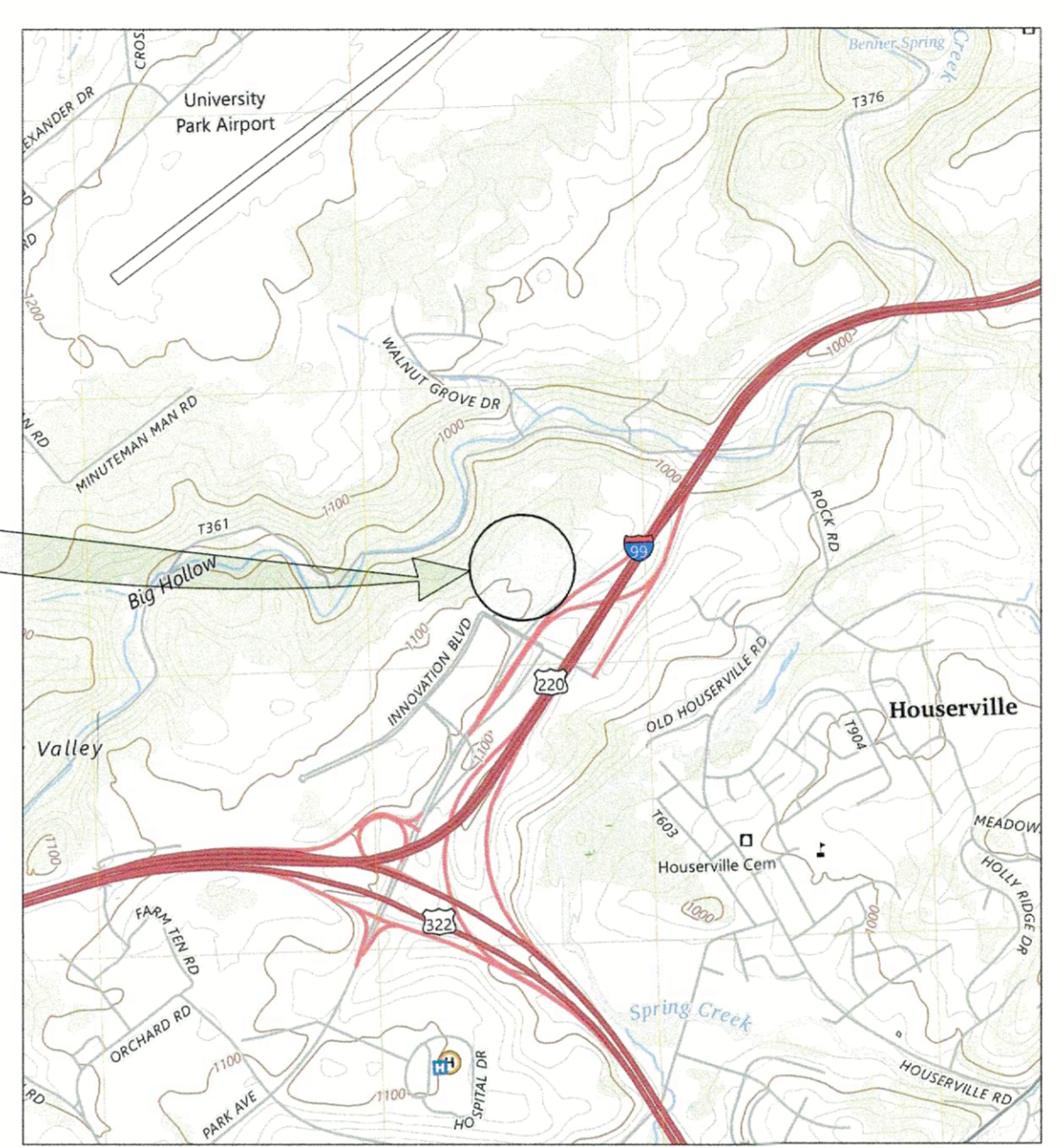
DRAWING INDEX

- C100 COVER SHEET
- C101 SUBDIVISION PLAN

LOT AREAS

TOTAL AREA OF TAX PARCEL 19-003-100-0000	3,716,363 SQ. FT. (85.316 ACRES)
PROPOSED LOT 1	253,706 SQ. FT. (5.824 ACRES)
I-99 RIGHT-OF-WAY	1,363,800 SQ. FT. (31.308 ACRES)
INNOVATION BLVD RIGHT-OF-WAY	3,346 SQ. FT. (0.077 ACRES)
COMBINED RESIDUAL	2,095,511 SQ. FT. (48.106 ACRES)

PROJECT LOCATION



LOCATION MAP
USGS STATE COLLEGE QUAD
SCALE: 1"=2000'

PROJECT NARRATIVE STATEMENT:

THE PENNSYLVANIA STATE UNIVERSITY IS PROPOSING THE SUBDIVISION OF A 5.824 ACRE LOT OFF OF AN EXISTING 85.316 ACRE LOT NEAR THE INTERSECTION OF THE PARK AVENUE CONNECTOR AND INNOVATION BOULEVARD IN COLLEGE TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA. NO SITE IMPROVEMENTS ARE PROPOSED WITH THE SUBMISSION OF THIS PLAN. THE CURRENT SITE CONDITION IS MOSTLY AN AGRICULTURAL FIELD WITH A SMALL PORTION OF WOODS. THE SITE CURRENTLY HAS NO BUILDINGS AND IS NOT SERVICED BY ANY WATER OR SEWER.

GENERAL NOTES:

- SURVEY BY STAHL SHEAFFER ENGINEERING IN APRIL 2025.
- THE VERTICAL DATUM FOR THIS PROJECT IS NAVD88.
- THE HORIZONTAL DATUM FOR THIS PROJECT IS NAD83 (PA-NORTH).
- THE ENTIRE SUBJECT PARCEL LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS PER THE FEMA NATIONAL FLOOD HAZARD LAYER, MAP PANEL 42027C0629F, EFFECTIVE DATE 5/4/2009.
- SOILS MAPPING INFORMATION SHOWN REPRESENTS THE CENTRE COUNTY SOIL SURVEY AS PROVIDED BY THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY WEBSITE.
- NATIONAL WETLANDS INVENTORY MAPPER INDICATES NO WETLANDS WITHIN THE SUBJECT PARCEL.
- PROPOSED SEWER - UNIVERSITY AREA JOINT AUTHORITY
- PROPOSED WATER - COLLEGE TOWNSHIP WATER AUTHORITY
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- THE PROPERTY IS CURRENTLY BEING ACCESS BY PARK AVENUE CONNECTOR (SR 3043)
- THERE IS AN OFFICIAL MAP ROAD ON THE RESIDUAL LOT, ANY EXTENSION OF THE PARK AVENUE CONNECTOR SHALL BE BUILT TO THE STANDARDS SET FORTH ON THE TOWNSHIP'S OFFICIAL MAP.

SITE INFORMATION

1. OWNER OF RECORD:	THE PENNSYLVANIA STATE UNIVERSITY 110 BENEDICT BUILDING UNIVERSITY PARK, PA 16802
2. TAX PARCEL:	19-003-100-0000
3. DEED BOOK/PAGE NUMBER:	DB 2087 PG 0819
4. PROPERTY SIZE:	85.316 ACRES (AS SURVEYED)
5. EXISTING ZONING:	(UPD) UNIVERSITY PLANNED DISTRICT, SUBDISTRICT 14
6. PROPOSED ZONING:	(PRBD) PLANNED RESEARCH & BUSINESS PARK
7. EXISTING SITE USE:	FIELD / MEADOW

PROPOSED ZONING INFORMATION

PRBD - PLANNED RESEARCH & BUSINESS PARK DISTRICT	
1. BUILDING SETBACK FROM PROPERTY LINE	50 FEET
2. PARKING SETBACK FROM PROPERTY LINE	25 FEET
3. MAXIMUM BUILDING COVERAGE: THE TOTAL GROUND FLOOR AREA OF ALL BUILDINGS AND STRUCTURES SHALL NOT EXCEED 35% OF THE TOTAL LAND AREA OF THE PARK	
4. DENSITY: THERE SHALL BE NO MINIMUM AREA REQUIREMENTS FOR INDIVIDUAL LOTS OR BUILDING SITES CONTAINED IN A LAND PLANNING UNIT, HOWEVER, THE DENSITY OF DEVELOPMENT SHALL NOT EXCEED 0.40 FAR IN ANY PLANNING UNIT.	
5. HEIGHT: THE HEIGHT OF ALL BUILDINGS WITHIN 200 FEET OF THE BOUNDARY OF THE PARK SHALL NOT EXCEED THE MAXIMUM HEIGHT PERMITTED IN ANY ADJOINING ZONING DISTRICT.	

ACT 87 INFORMATION

ALL UTILITY INFORMATION AND LOCATIONS SHOWN ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE. ALL UTILITY LOCATIONS SHOULD BE VERIFIED IN THE FIELD. CONTRACTOR SHALL NOTIFY PA ONE CALL (1-800-242-1776) AT LEAST 3 DAYS PRIOR TO ANY EXCAVATION.		
ELECTRIC - PENNSYLVANIA ELECTRIC CO. 21 S MAIN STREET AKRON, OH 44308 CONTACT: MELLYSSA ADAMS PHONE: 330-804-4073	SANITARY SEWER - UNIVERSITY AREA JOINT AUTHORITY 1576 SPRING VALLEY ROAD STATE COLLEGE, PA 16801 CONTACT: DAREN BROWN PHONE: 814-238-8361 EXT. 7715	TELEPHONE - VERIZON PENNSYLVANIA, INC. 303 WALNUT STREET STRAWBERRY SQUARE, 11TH FLOOR HARRISBURG, PA 17101 PHONE: 717-255-5113
WATER - PSU WATER SERVICES 209 WATER TREATMENT PLANT UNIVERSITY PARK, PA 16802 CONTACT: CHARLES STOVER PHONE: 814-863-5536	COMMUNICATIONS - PENN STATE UNIVERSITY-TELECOMMUNICATIONS 112 UNIVERSITY SUPPORT BUILDING 2 UNIVERSITY PARK, PA 16800 PHONE: 814-865-3988	
GAS - COLUMBIA GAS OF PA 2550 CAROLEAN INDUSTRIAL DRIVE STATE COLLEGE, PA 16801 CONTACT: LISA COLLINS PHONE: 814-238-6775		

FIRE DIRECTOR CERTIFICATION

THE FIRE DIRECTOR HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH APPLICABLE FIRE PROTECTION STANDARDS AND DOES HEREBY CERTIFY THE COMPLIANCE WITH THOSE STANDARDS HAS BEEN DEMONSTRATED.

FIRE DIRECTOR _____ DATE _____

COLLEGE TOWNSHIP PLANNING COMMISSION

COLLEGE TOWNSHIP PLANNING COMMISSION APPROVED:

CHAIR _____ DATE _____
SECRETARY _____ DATE _____

COLLEGE TOWNSHIP COUNCIL

COLLEGE TOWNSHIP COUNCIL APPROVED:

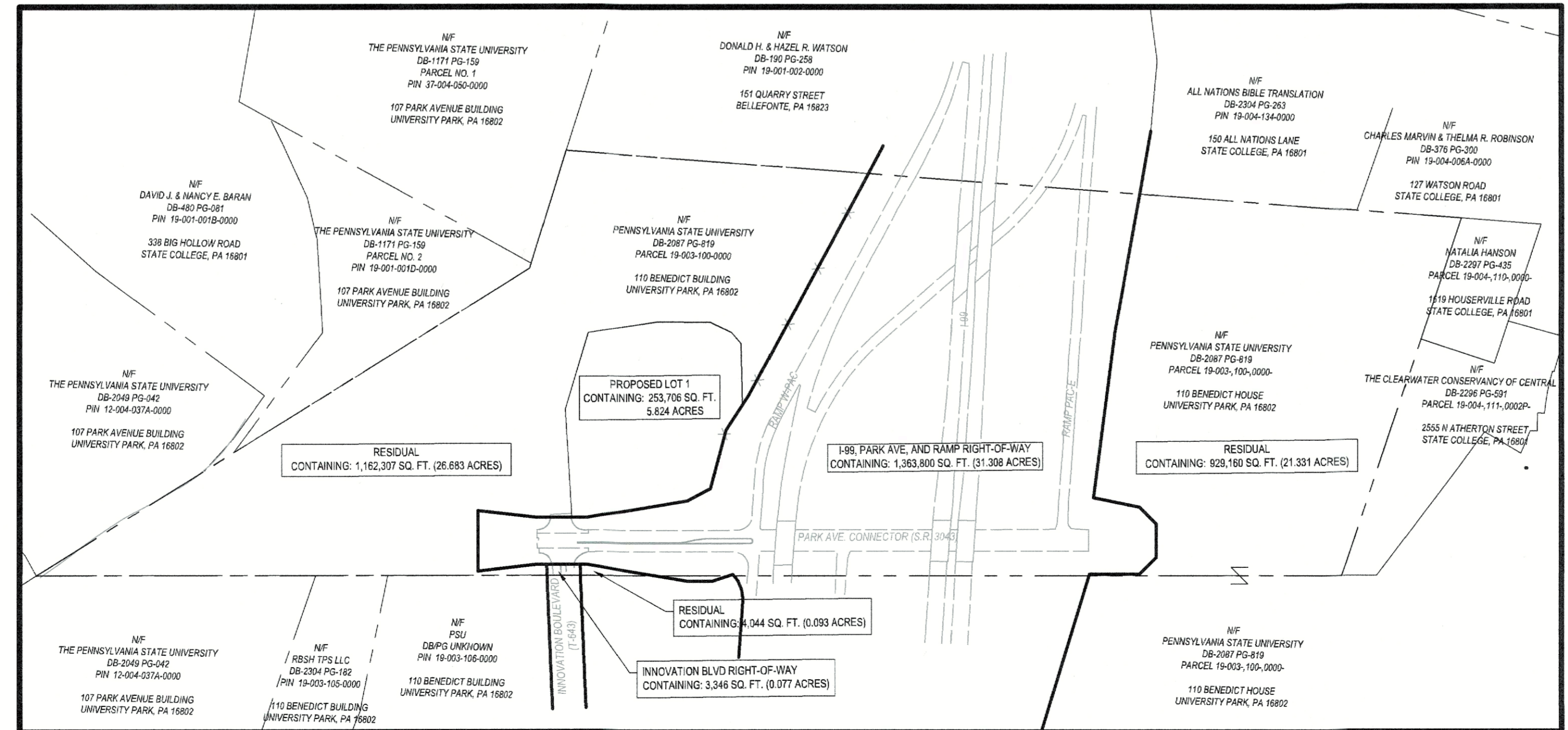
CHAIR _____ DATE _____
SECRETARY _____ DATE _____

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, CHAD E. SHAFFER, HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE COLLEGE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA.

November 24, 2025 SIGNED *Chad E. Shaffer*

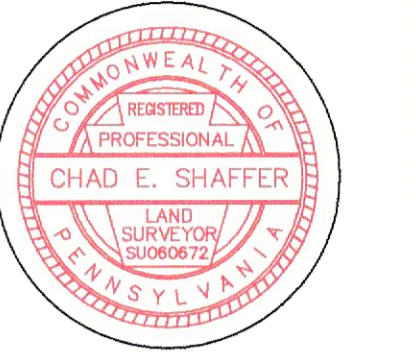
RECORDER OF DEEDS



OVERALL TAX MAP

SCALE: 1"=300'

PLOTTED: 11/24/2025 11:39:05 AM - BY: TWEAVER - C:\work\p\csc\p\c\1\dm442501\cover.dwg



SURVEYOR: D. BOND
CADD: T. WEAVER
DESIGNER: M. VAOW
MANAGER: M. VAOW
FILE: SUBDIVISION PLAN.DWG

11/17/25 COLLEGE TWP. REVIEW

REVISIONS

P.A.M. STATE COLLEGE

P.A.M. STATE COLLEGE

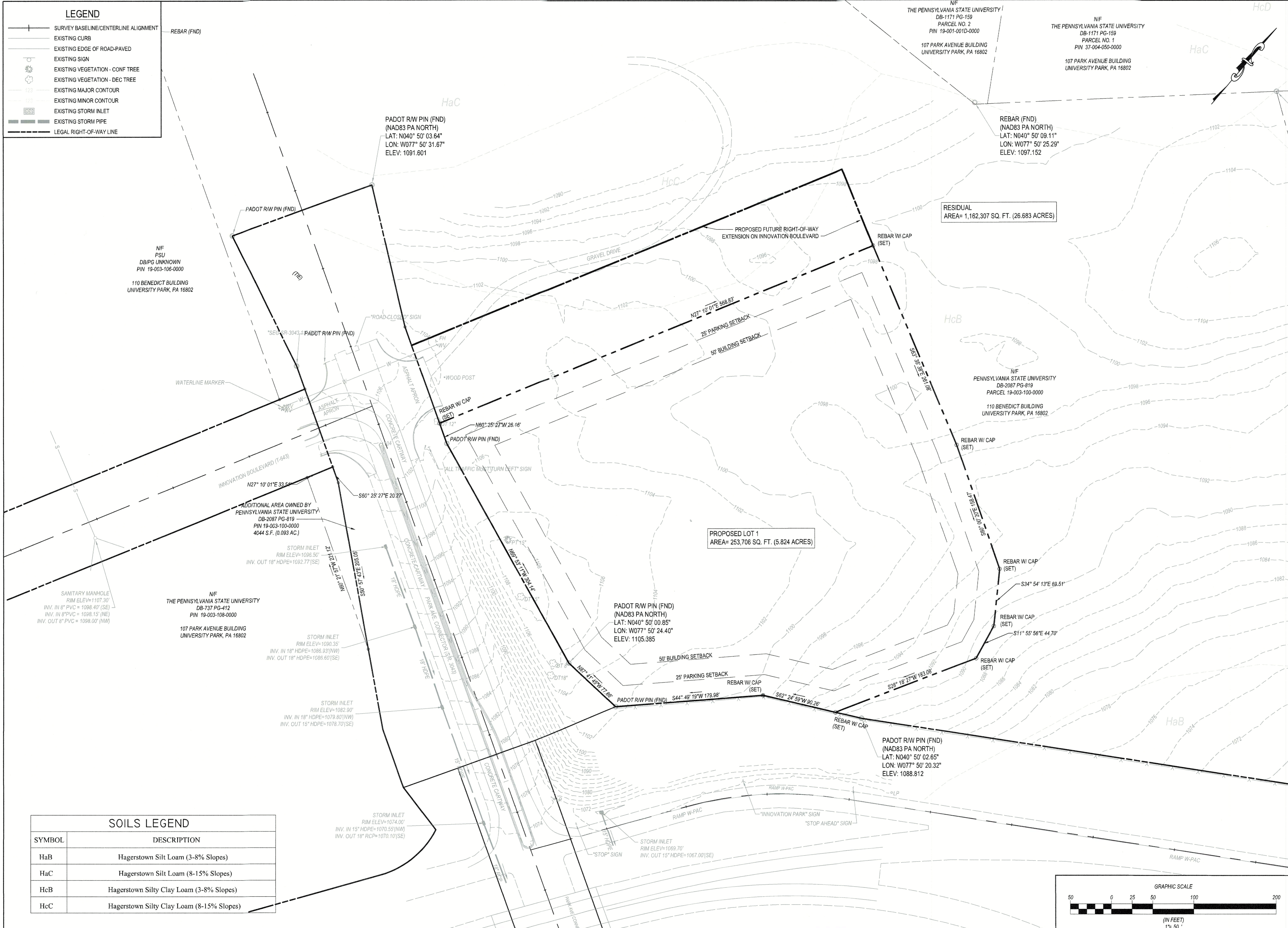
CENTRE COUNTY COLLEGE TOWNSHIP PENNSYLVANIA

SUBDIVISION PLAN

PROJECT NO.
25-047

DATE
OCTOBER 3, 2025

SHEET NO.
C101

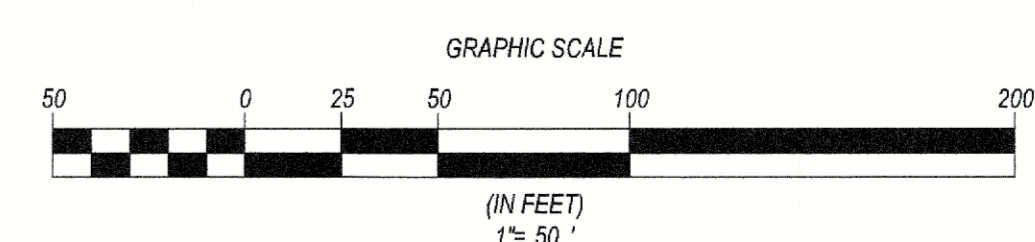


LEGEND

- SURVEY BASELINE/CENTERLINE ALIGNMENT
- EXISTING CURB
- EXISTING EDGE OF ROAD-PAVED
- EXISTING SIGN
- EXISTING VEGETATION - CONF TREE
- EXISTING VEGETATION - DEC TREE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STORM INLET
- EXISTING STORM PIPE
- LEGAL RIGHT-OF-WAY LINE

SOILS LEGEND

SYMBOL	DESCRIPTION
HaB	Hagerstown Silt Loam (3-8% Slopes)
HaC	Hagerstown Silt Loam (8-15% Slopes)
HcB	Hagerstown Silty Clay Loam (3-8% Slopes)
HcC	Hagerstown Silty Clay Loam (8-15% Slopes)



PLOTTED: 11/24/2025 11:42:00 AM - BY: TWEAVER - C:\pwork\stafise-pw-01\pma42025\Subdivision plan.dwg



COLLEGE TOWNSHIP

MEMORANDUM

To: College Township Council

From: Lindsay K. Schoch, AICP | Principal Planner

Re: Ordinance Changes (Zoning – Subdivision and Land Development – Conditional Use)

Date: February 12, 2026

Introduction:

Over the past few months, the Township has been considering changes to modernize the ordinances, including being consistent with on goings at the state level and keeping up with current and emerging trends.

Overview of Changes:

<p>Chapter 87 Conditional Uses:</p>	<ul style="list-style-type: none"> ➤ Add “Data Centers” as a Conditional Use with related regulations pertaining to standards and requirements in the Rural Residential Zoning District.
<p>Chapter 200 Zoning:</p>	<ul style="list-style-type: none"> ➤ Update Definitions to include Data Centers, Data Centers (Accessory Use), and Utility Facility
	<ul style="list-style-type: none"> ➤ Amend Temporary Uses to adjust permit length for Mobile Food Vendors – Resolution with updated fees applies
	<ul style="list-style-type: none"> ➤ Include an option for a reduction in parking requirements when partnering with local transit authorities.
<p>Chapter 180 Subdivision and Land Development</p>	<ul style="list-style-type: none"> ➤ Include a threshold for the requirement to submit a Traffic Impact Study as it applies to development proposals.

Process Requirements & Next Steps

The information contained in the proposed draft ordinance has been vetted through the proper agencies and the ordinances and Public Hearing were advertised pursuant to Public Notice. Now, Council may move forward in approving or denying the ordinance revisions and the Resolution.

Attachments:

- | | |
|---|--|
| 1. 2026_02_11 Code Changes – Final Draft | 2. 2.9.2026 CRPA Letter with CRPC Recommendation |
| 3. 2026_02_12 Res. No. R-26-09 FEE A203-7 | 4. 2.12.2026 County Planning Office Letter |

ORDINANCE NO. O-26- 02

AN ORDINANCE OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 87 CONDITIONAL USES TO INCLUDE DATA CENTERS; CHAPTER 180 SUBDIVISION AND LAND DEVELOPMENT TO INCLUDE A THRESHOLD FOR TRAFFIC IMPACT STUDY REQUIREMENTS AND CHAPTER 200 ZONING TO INCLUDE DEFINITIONS, AN INCENTIVE TO REDUCE PARKING, AND INCREASE THE TIMEFRAME FOR MOBILE FOOD VENDORS.

GENERAL REFERENCES

Conditional uses — See Ch. 87.

Subdivision and land development – See Ch. 180

Zoning – See Ch. 200

~~Strikethrough~~ = deletion

Bold Italics = addition

WHEREAS the Council of the Township of College remanded to the Planning Commission a request to change the Township Code in multiple areas, including Conditional Uses, Subdivision and Land Development, and Zoning; and

WHEREAS the Township Planning Commission made a recommendation to Council to approve the changes to the code; and

WHEREAS the Centre Regional Planning Commission established the proposed ordinance amendment is consistent with the 2013 Centre Region Comprehensive Plan.

WHEREAS, the Council of the Township of College has given due public notice of hearings of the proposed Ordinances and has held such public hearings.

SECTION 2 – ADD ARTICLE XVII IN CHAPTER 87 TO INCLUDE DATA CENTERS

Chapter 87, Article XVII – Data Centers

87-64: Data Centers

A. Data Centers shall be permitted by Conditional Use in the Rural Residential Zoning District pursuant to the criteria set forth in Attachment 5 – Criteria and Standards for the Rural Residential District, along with the following:

B. Building Façade: Any side of a building that faces a road or a zoning district that permits a residential use must incorporate at least two of the following design elements every 150 horizontal feet. If more than two sides of a building meet the facade requirements, the facades shall be consistent in terms of design and materials:

(1) Change in building height.

(2) Building step backs or recesses

(3) Fenestration (arrangement, design and installation of windows and other openings in a building)

(4) Change in building material, pattern, texture, or color

(5) Use of accent materials.

C. Buffering. *A buffer yard of one hundred feet is required between the data center and any district that permits residential uses or planned residential developments. No buildings or parking areas shall be constructed in the buffer.*

D. Screening. *Screening must be provided between accessory buildings including mechanical equipment and substations, and adjacent roads and properties. Screening can be accomplished using existing vegetation that will remain on the property, a newly planted vegetative screen, or a fence, screen wall, panel, parapet wall or other opaque screen as approved by the municipality. Screening is not required where the principal building serves as the visual screen between accessory buildings/equipment and the adjacent roads and properties.*

E. Landscaping pursuant to the requirements set forth in Chapter 200-36, landscaping, buffering, and screening.

F. Fencing. *Chain-link and barbed wire are discouraged along public streets or when adjacent or residential uses exist.*

Chapter 200, Attachment 5 – Criteria and Standards for Rural Residential District (RR) – Add ***Data Centers pursuant to Chapter 87, Conditional Uses***

SECTION 3 – ADD A THRESHOLD FOR TRAFFIC IMPACT STUDIES TO CHAPTER 180 SUBDIVISION AND LAND DEVELOPMENT

Include within Section 180.9B.18 of the Subdivision and Land Development Ordinance and within the following clause: A transportation impact report: This report shall be tailored to fit the size and need of a proposed development. It is the intent of the transportation impact report to show the actual conditions and the effects this development will have on the surrounding areas. It is highly recommended that the developer's engineer consult with the Township staff prior to the start of the impact report to determine the extent of the study, study area, and size of study to be done (if any). ***A traffic impact study shall be submitted to the Township as part of an application for land development if the use generates 100 new vehicle trips (inbound or outbound) during a peak hour based on trip generation rates from the latest edition of the ITE Trip Generation Manual or as directed by the Township Engineer.***

SECTION 4 – CHAPTER 200 – ZONING AMEND OR INCLUDE THE FOLLOWING DEFINITIONS:

Data Center: *buildings or premises primarily occupied by computers and/or telecommunications equipment where data is processed, transferred, and/or stored.*

Data Center – Accessory Use: *Includes utilities, substations, pump stations, mechanical systems, environmental controls (HVAC, fire suppression, etc.) redundant power/data systems, and high-security measures when located on the same tract or unified development site.*

Utility Facility - A structure or building maintained by a utility for the operation and maintenance of a utility's service. For the purposes of this chapter, such facilities include buildings or structures such as electric substations, water treatment plants, water tower/tank/reservoir or pumping stations, sewage disposal or pumping plants and other similar structures. ***This definition should include a reliable energy generation facility with a nameplate capacity of twenty-five megawatts or greater and any associated facilities.*** Power-

generation facilities, resource-extraction activities, and communication antennas are not to be included in this definition.

SECTION 5 – ADD LANGUAGE TO 200.38E(5) TO PERMIT A REDUCTION IN PARKING WHEN PARTNERING WITH THE CENTRE AREA TRANSIT AUTHORITY (CATA)

200.38E(5): Partnering with local transit authority. If a development provides free transit passes and/or services for employees and/or residents of the development, parking may be reduced up to 25% of that which is required by this section.

SECTION 6 ADJUST LANGUAGE IN 200.41.A(10)(b) TO AMEND MOBILE FOOD VENDOR PERMIT LENGTH

200.41.A(10)(b) Time Limit:

[1] A permit for a temporary business, mobile food vendor, peddler, and/or cart, shall be valid for a period of **one year.** ~~six months. The primary application time period shall begin on May 1 and end October 31. The secondary application time period shall begin on November 1 and end on April 30.~~

[a] A temporary business, mobile food vendor, peddler, and/or cart, shall obtain a permit for one ~~-, six month~~ period at a given location, per year.

[c] If, during the ~~six-month~~ permit period, the mobile food vendor, peddler, and/or cart is requested to operate in a different location, one that is not already included in the original permit application, the mobile food vendor owner shall be responsible for contacting the Township in writing, to indicate a new location is being included in the existing permit.

200.41.A(10)(c)[5]

The vendor shall be positioned on designed parking spaces and shall not block drive aisles, **public sidewalks**, other access to loading/service areas, or emergency and fire lanes.

200.41.A(10)(j)

Permits required by Chapter 171 and 200-41A(10). A complete submission must be received ~~40~~ **30** business days prior to the applicant’s proposed start date. The following is a summary of submission documents that are required by Chapter 171 and 200-41A(10) for an acceptable application for review:

SECTION 7 SERVERABILITY

If any sentence or clause, section, or part of this ordinance is found to be unconstitutional, illegal or invalid, such findings shall not affect or impair any of the remaining parts of this ordinance. It is hereby declared to be the intent that this ordinance would have been adopted had such part not been included.

ENACTED AND ORDAINED, this 19th day of February 2026 by the College Township Council, Centre County, Pennsylvania.

ATTEST:

COLLEGE TOWNSHIP COUNCIL:

Adam Brumbaugh, Secretary

Susan Trainor, Chair

CRPA Centre Regional Planning Agency

2643 Gateway Drive, Suite #4 • State College, PA 16801 • Phone (814) 231-3050 • www.crcog.net

Ms. Lindsay Schoch, AICP
College Township Principal Planner
1481 E. College Avenue
State College, PA 16801

February 9, 2026

RE: COLLEGE TOWNSHIP – ZONING/SALDO AMENDMENTS – CRPC COMMENTS

Dear Lindsay,

The Joint Articles of Agreement of the Centre Regional Planning Commission (CRPC) require that the CRPC review any proposed action of a governing body of a participating municipality relating to:

1. The location, opening, vacation, extension, narrowing or enlargement of any street, public ground, or watercourse;
2. The location, erection, demolition or sale of any public structures located within a municipality;
3. The adoption, amendment or repeal of any official map, subdivision and land development ordinance, zoning ordinance or planned residential ordinance.

This process facilitates regional cooperation and coordination by allowing members of the CRPC to provide advisory comments to the governing body for its consideration.

At its regularly scheduled meeting on February 5, 2026, the Centre Regional Planning Commission (CRPC) reviewed the proposed Zoning and Subdivision and Land Development Ordinance Amendments. The CRPC voted (4–2) in support of forwarding the proposal to College Township Council for consideration.

During discussion, the CRPC noted concerns for permitting an applicant to provide less parking if bus passes are provided to residents/employees however, without a guarantee that the users will use/be required to use the bus pass—may create unintended consequences. Additionally, the CRPC questioned whether College Township would require data centers to utilize beneficial reuse water as opposed to utilizing underground water resources.

The proposed ordinance amendment is consistent with the 2013 Centre Region Comprehensive Plan Update. The proposal supports the Plan’s goals related to responsible transportation efficiency, growth management, environmental buffering and compatibility between land uses.

Please call or e-mail me if you have questions, or if you require additional information.

Best regards,

A handwritten signature in cursive script that reads "Jenna Wargo".

Jenna Wargo, AICP, Principal Land Use Planner

cc: Pam Adams, Director
Adam Brumbaugh, Township Manager
CRPC

**COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

RESOLUTION R-26-09

**A RESOLUTION OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY, PENNSYLVANIA,
TO UPDATE FEES IN A203-7 SOLICITING AND TEMPORARY BUSINESSES IN RELATION
TO THE ORDINANCE CHANGES TO ZONING CHAPTER 200-41 TEMPORARY USES, (A)
TEMPORARY USES PERMITTED. (10) MOBILE FOOD VENDORS**

WHEREAS the Township of College, Centre County, Pennsylvania having conducted a public hearing and having duly adopted Ordinance 0-26-02 amending 200-41 Temporary Uses. (A) Temporary Uses Permitted. (10) Mobile Food Vendors, on the 19th day of February 2026; and

THIS RESOLUTION is made this 19th day of February 2026, by the College Township Council to amend Appendix Chapter A203, Fees and Penalties, as follows:

Revise the following to College Township Ordinance 100, Appendix Chapter A203-7 Fees and penalties, as follows:

Strikethrough = remove

Red = replace

§ A203-7 Soliciting and temporary businesses.

Pursuant to Chapter 171, Solicitors and Temporary Businesses, the following fees are hereby established:

Temporary Business; Solicitor Term	Fee
First week or any part thereof	\$50
Each additional week or any part thereof	\$30
Temporary Business Term — Mobile Food Vendor and Mobile Vending Cart	
Calendar year 12-months beginning January 1, ending December 31, six months beginning on May 1, ending October 31, or any part thereof, of a given year	\$50 \$100
Six months beginning on November 1, ending April 30, or any part thereof, of a given year	\$50
Temporary Business Term — Mobile Peddler selling only frozen prepackaged/ individually wrapped food items (e.g., ice cream)	
Calendar year 12-months beginning January 1, ending December 31, six months beginning on May 1, ending October 31, or any part thereof, of a given year	\$25 \$50
Six months beginning on November 1, ending April 30, or any part thereof, of a given year	\$50

THIS RESOLUTION DULY ADOPTED on this 19th day of February 2026, by the College Township Council, Centre County, Pennsylvania.

ATTEST:

COLLEGE TOWNSHIP COUNCIL:

Adam T. Brumbaugh, Manager/Secretary

Susan Trainor, Council Chair



**PLANNING AND COMMUNITY
DEVELOPMENT OFFICE**

Willowbank Office Building
420 Holmes Street
Bellefonte, Pennsylvania 16823-1488
Telephone (814) 355-6791
FAX (814) 355-8661
www.centrecountypa.gov

BOARD OF COMMISSIONERS

MARK HIGGINS, *Chair*
AMBER CONCEPCION
STEVEN G. DERSHEM

DIRECTOR

RAYMOND J. STOLINAS, JR., AICP

ASSISTANT DIRECTOR

ELIZABETH A. LOSE

February 12, 2026

College Township Planning & Zoning Department
Attn: Lindsay K. Schoch, Principal Planner
1481 E. College Ave.
State College, PA 16801

Re: **Proposed Zoning and Subdivision & Land Development Ordinance Amendments
Data Centers, Traffic Impact Study Threshold, Definitions, Off-Street Parking & Temporary Uses
County Planning & Community Development Office Review**

Dear Lindsay:

The Centre County Planning and Community Development Office appreciate the opportunity to review and provide comments on the proposed Zoning and Subdivision and Land Development Ordinance Amendments for College Township. On January 12, 2026, you provided this office, via email, a letter outlining the projected changes in both ordinances and an ordinance template identifying specific revisions with each section for the following:

Ordinance	Topic	Proposed Change
<i>Chapter 87 (Conditional Uses)</i>	Data Centers	Data Centers are added as a Conditional Use in the Rural Residential Zoning District, Data Centers with specific development standards related to building facades, buffering, screening, landscaping, and fencing.
<i>Chapter 180 (SALDO)</i>	Traffic Impact Study Threshold	Traffic Impact Study (TIS) requirements are clarified to establish a defined threshold of 100 new vehicle trips per peak hour, or as otherwise determined by the Township Engineer
<i>Chapter 200 (Zoning)</i>	Definitions	Zoning definitions are updated to clarify Energy Generation Facilities and to include new definitions for Data Centers.
<i>Chapter 200 (Zoning)</i>	Off-Street Parking	Off-street parking requirements are updated to allow an optional reduction when developers provide free transit passes through the Centre Area Transit Authority.
<i>Chapter 200 (Zoning)</i>	Temporary Uses	Temporary Use regulations for mobile food vendors are revised to permit a single one-year permit rather than two six-month permits.

As you indicate within your correspondence, the proposed ordinance amendments are intended to modernize the code by incorporating clearer standards, addressing emerging land uses, and improving the Township's ability to evaluate impacts related to traffic, and site design.

As stipulated in **§ 505 (a), Enactment of Subdivision and Land Development Ordinance Amendment**, of the Pennsylvania Municipalities Planning Code:

"...If a county planning agency shall have been created for the county in which the municipality proposing the amendment is located, then, at least 30 days prior to the hearing on the amendment, the municipality shall submit the proposed amendment to said county planning agency for recommendations."

Also, pursuant to **§ 609 (e), Enactment of Zoning Ordinance Amendments**, of the Pennsylvania Municipalities Planning Code,

"the county planning agency shall receive a copy of the proposed municipal zoning amendment for recommendations, thirty days (30) prior to public hearing on an amendment by the local governing body, the municipality shall submit the amendment to the county planning agency for recommendations."

Moreover, as College Township considers amending the existing SALDO and Zoning Ordinances, **§ 505 (a), Enactment of Subdivision and Land Development Ordinance Amendment** and **§ 609 (e) - Enactment of Zoning Ordinance Amendments** should be followed as a guide towards properly amending the document. Current case law suggests that any deviation from properly amending a zoning ordinance may cause the ordinance to be referred to as "void ab initio" or, in other words, not effective. The letter requesting this office's review did not indicate a public hearing date for the Township Council's consideration of these amendments, however, we are responding to this request within 30-days of receipt.

Our staff reviewed the proposal and offers the following comments:

ORDINANCE REVIEW REQUESTED BY:

Lindsay K. Schoch, AICP, Principal Planner

LOCATION:

N/A

OWNER:

N/A

PARCEL (S):

N/A

BACKGROUND:

Township Planning Staff clarified that the SALDO and Zoning Ordinance amendments are being proposed in response to a remand from Township Council directing the Township Planning Commission to further review and evaluate potential Code changes across several topic areas. The action reflects evolving trends, particularly related to data centers, transportation impacts, and responds to the need for clearer standards for both applicants and the Township. The proposed updates aim to improve clarity and consistency in the Code, address new and emerging land uses, ensure development impacts are appropriately evaluated, support alternative transportation options, and streamline permitting processes where appropriate.

ADJACENT USES:

N/A

COMMENTS / RECOMMENDATIONS:

The College Township Council and Planning staff **may** accept the following comments/recommendations related to the proposed ordinance text amendments within the Subdivision and Land Development and Zoning Ordinances. Please consider the following comments prior to adoption:

- 1) Under Section 2, Chapter 87, Article XVII – Data Centers, is there consideration for:
 - a. Modifying or increasing building height from the required thirty-five (35') foot maximum outlined within the Criteria and Standards of the Rural Residential District? Various Data Center building styles could include at least 2 floors (e.g. Max. 65').
 - b. Establishing a minimum lot size varied from other listed uses within the Rural Residential District which vary from 1-, 5-and 10-acre minimums for the existing list of uses. Data Centers may require more land area for building coverage, Data Center accessory uses, parking, buffering, stormwater management, etc.
 - c. Data Center development within the Rural Residential District may not meet current maximum thresholds of 10% for building and 30% for total impervious. Industrial District standards such as 50% building and 75% total impervious may be suitable for Data Center development along with presumed accessory uses.
 - d. Including language certifying the Data Center owner/developer will acquire adequate power supply that may be available at adjacent supply lines and substations and can accommodate the proposed use. If the Data Center owner/developer proposes on-site power generation, the Township should require disclosure of generation method (natural gas, generator, renewable fuels) and compliance with emission standards.
 - e. Include language that requires the Data Center owner/developer provide documentation on projected water demand, water source, portions recycled or discharged back into the environment. Should UAJA Beneficial Reuse Water be considered a primary source for Data Center demand if located in proximity to a tap in facility?
- 2) We concur that the proposed amendments are consistent with the **2013 Centre Region Comprehensive Plan** related to responsible growth management, transportation efficiency, environmental buffering, and compatibility between land uses, along with regional objectives

to promote multimodal transportation and reduce reliance on single-occupancy vehicles. In addition to the **Centre County Comprehensive Plan – Phase II, Land Use (2015)**, where municipalities, *“Promote the best use of land and, the adoption and enforcement of appropriate tools by municipalities to bring zoning and land use into alignment. The best use being those land areas ideally suited either by limitations or by opportunities for: conservation, recreation, housing, public facilities, transportation, and commercial or industrial development”*.

As a reminder, the Pennsylvania Municipalities Planning Code, **§ 505 (b)** and **§ 609 (g)** specifies that within thirty-days (30) after enactment, a copy of these SALDO and Zoning Ordinance Amendments shall be forwarded to the County Planning Agency.

Thank you for allowing our office to review the proposed College Township SALDO and Zoning ordinance amendments for **Data Centers, Traffic Impact Study Threshold, Definitions, Off-Street Parking & Temporary Uses** in a timely manner. If you require any additional information or have any questions regarding these comments, please contact our office at your earliest convenience.

Sincerely,



Raymond J. Stolinas Jr., AICP
Centre County Planning Director

cc: John Franek, Centre County Administrator (email)
Elizabeth Lose, Asst. Planning Director (email)
Chris Schnure, Subdivision and Land Development Planner, CCPCDO (email)
file



Fw: Data Centers zoning feedback

From Lindsay Schoch <lschoch@collegetownship.org>
Date Tue 2/17/2026 9:35 AM
To Katy VanAmburg <kvanamburg@collegetownship.org>

For the Public Hearing

From: Jaeson Koszarsky <jaesonk@yahoo.com>
Sent: Monday, February 16, 2026 12:50 PM
To: Lindsay Schoch <lschoch@collegetownship.org>
Subject: Data Centers zoning feedback

Hello Lindsay,

I saw some comments at recent meetings about Data Center zoning for College Twp. I live in Patton, but Data Centers anywhere in our region will impact everyone with their resources demands.

In establishing requirements for Data Centers, I strongly urge that they be required to used renewable resources to offset their high demands.

- 1) On-site solar (roof top, parking lots, grounds, etc)
- 2) Beneficial re-use water (UAJA)
- 3) Geothermal cooling systems
- 4) Sidewalks & Parking heated by excess data center generated heat

As much as possible, renewables should be used to offset their high needs, which will reduce the impact on our growing community.

Take care,
Jaeson Koszarsky
Patton Twp Resident



**COLLEGE TOWNSHIP
MANAGER'S UPDATE**

February 19, 2026

**Status: (C) = Complete; (I) – Incomplete; (D) = Dropped;
(R) - Rewritten**

(I) 21-04 Dale Summit Small Area Plan (SAP)/Form Based Code

Abridged Comments: 10/19/21, 11/1/21, 11/11/21, 11/29/21, 12/13/21, 1/11/22, 1/31/22, 2/11/22, 2/24/22, 3/8/22, 3/29/22, 4/18/22, 5/12/22, 5/24/22, 6/2/22, 6/7/22, 6/13/22, 7/14/22, 8/1/22, 8/15/22, 8/29/22, 9/9/22, 10/3/22, 10/28/22, 11/14/22, 11/28/22, 12/6/22, 12/28/22, 1/11/23, 1/26/23, 2/6/23, 4/3/23, 4/17/23, 4/20/23, 5/12/23, 5/18/23, 6/01/23, 6/12/23, 6/26/23, 7/11/23, 7/28/23, 09/1/23, 9/11/23, 9/12-13/23, 10/16/23, 10/23/22, 12/4/23, 12/19/23, 1/29/24, 1/29/24, 2/6/24, 4/1/24, 4/12/24, 4/23/24, 6/3/24, 6/17/24, 7/17/24, 8/7/24, 8/29/24, 10/14/24, 1/17/25, 3/13/25, 4/14/25, 4/28/25, 5/30/25, 6/13/25, 7/14/25, 7/30/25, 8/29/25, 9/26/25, 10/7/25, 10/31/25, 11/18/25, 12/01/25, 12/15/25, 1/9/26.

Comments: 1/28/26 CTC/PC joint meeting completed. No show stoppers identified.
2/3/26 **PC and Staff discussed FBC Uses. Will continue discussion to 2/17/26 PC meeting.**

(I) 19-08 Solar Power Purchasing Agreement

Abridged Comments: 8/28/19, 9/29/19, 10/10/19, 12/13/19, 1/8/20, 1/10/20, 1/23/20, 2/28/20, 3/5/20, 5/7/20, 5/22/20, 2/11/22, 8/13/22, 8/29/21, 9/2/21, 11/19/21, 5/2/22, 5/5/22, 6/30/22, 8/18/22, 10/3/22, 10/20/22, 11/14/22, 11/28/22, 12/12/22, 01/17/23, 2/7/23, 2/23/23, 3/1/23, 3/2/23, 4/17/23, 5/12/23, 7/22/23, 8/23/23, 9/13/23, 9/13/23, 9/26/23, 9/27/23, 10/24/23, 12/4/23, 12/13/23, 1/22/24, 2/6/24, 3/4/24, 3/5/24, 4/1/24, 4/12/24, 6/3/24, 6/17/24, 7/29/24, 8/7/24, 8/29/24, 9/16/24, 9/25/24, 10/3/24, 10/9/24, 11/1/24, 11/13/24, 12/2/24, 12/23/24, 1/6/25, 1/27/25, 4/28/25, 5/6/25, 6/16/25, 6/25/25, 7/30/25, 8/6/25, 9/26/25, 10/10/25, 10/31/25

Comments: 12/1/25 Solar Group to meet on 12/3 to receive/discuss current project status update.
12/3/25 Prospect14 doubtful project can be funded. Solar Group needs additional detail to determine how to proceed.
1/20/26 SPPA Executive Session held with participating entities.
2/16/26 **Work Group meeting scheduled for 2/27/26.**

(I) 21-05 Path to Campus (East College Avenue Shared Use Path)

Abridged Comments: 9/3/21, 9/13/21, 10/1/21, 11/1/21, 11/5/21, 4/22/22, 5/12/22, 6/9/22, 6/13/22, 7/8/22, 7/25/22, 8/18/22, 8/29/22, 9/1/22, 10/28/22, 10/31/22, 11/12/22, 11/28/22, 12/12/23, 01/12/23, 4/03/23, 4/17/23, 4/28/23, 5/12/23, 5/17/23, 7/14/23, 7/25/23, 12/4/23, 12/4/23, 3/26/24, 5/8/24, 6/3/24, 7/18/24, 8/7/24, 8/29/24, 9/16/24, 10/14/24, 11/4/24, 11/7/24, 1/7/25, 5/7/25, 5/30/25, 6/23/25, 7/30/25, 8/8/25, 9/26/25, 10/3/25, 10/31/25, 11/7/25, 12/01/25.

Comments: 12/9/25 Pricing for Phase I archeological study in hand. Need to coordinate entry with PSU.

12/19/25 Right-of-Entry forwarded to PSU for archeological work.

(I) 25-01 Municipal Facility Renovations

Abridged Comments: 6/13/25, 6/25/25, 7/14/25, 8/01/25, 8/18/25, 9/26/25, 10/9/25, 10/31/25, 11/13/25.

Comments: 12/1/25 Proposed 2026 budget includes funding for advanced design/engineering and phasing plan for the building renovations.

1/5/26 Estimate for renovation design work expected by 1/9/26 from Kimmel.

1/15/26 Staff recommended and Council approved the proposal by Kimmel for architectural services at a cost not to exceed \$155k. Also appointed members of the Municipal Building Renovation Committee.

1/26/26 Manager executed contract with Kimmel.

(I) 25-02 Shiloh Road Corridor Partnership

Comments: 2/16/26 Staff coordinating work with four owners/developers of properties along Shiloh Road Corridor on completion of Traffic Impact Study (TIS) and funding of required improvements from Trout Road west to I-99 interchange on Shiloh Road.

College Township Parks and Recreation Committee

February 9, 2026

Centre Region Parks and Recreation Authority

January 15, 2026

Members: Kathy Matason, College Township
Corey Gracie-Griffin, Ferguson Township
Christopher Murrell, Harris Township
Clara Franklin, Patton Township, absent
Tom Daubert, State College Boro
Jen Black, State College Area School District

Reorganization and election of officers:

Kathy Matason, Chair
Corey Gracie-Griffin, Vice Chair
Tom Daubert, Treasurer
Clara Franklin, Secretary (to be confirmed on February 19, 2026)

Approved unanimously CA-3, Millbrook Marsh Nature Center advisory Committee 2026 Roster and CA-4, Fee Schedule Amendment for Memorial Benches.

Heard an informational update on activities of the Thompson Woods Preserve Governance Committee from Bill Keough, Chair, and Mike Bloom, Assistant Township Manager of College Township.

Heard about the Active Adult Center's application to the PA Department of Aging for a grant to purchase 36 chairs and a 60-inch gaming table.

Approved unanimously to approve the Automated Logic Master Service Agreement with COG for the Spring Creek Education Building at Millbrook Marsh.

Heard a presentation on the Intergovernmental Relationship Agreement with a feedback due date of March 18, 2026.

Approved unanimously the Water Monitoring and Sampling Cooperative Agreements with Keystone Water Resources Center for Blue Spring Park and Millbrook Marsh as presented.

Approved unanimously to authorize the use of the 2026 Authority Independent Contractor Agreement template for programs administered by Centre Region Parks and Recreation on behalf of the Authority, and ratify the replacement of prior instructor and contractor agreement forms previously used by the Agency,

Next scheduled meeting is February 19, 2026, 12:15 pm, in the COG General Forum Room.

COG Parks and Recreation Governance Special Committee

January 28, 2026

Reorganization: Rich Francke, College Township. Chair
Kathy Matason, College Township and CRPR Authority, Vice Chair

Began discussions about suggested changes to the by-laws of the CRPR Authority

Next scheduled meeting is February 25, 2026, 8:30 am, COG General Forum Room

COG Finance Committee, COG Executive Committee, and General Forum – I have been attending, via Zoom, the meetings of Finance and Executive in order to keep abreast of developments relating to Authority activities. I attend General Forum meetings when needed as they generally occur on evenings when I have an ongoing prior commitment.

College Township Council and Planning Commission - I am attending College Township Planning Commission and College Township Council meetings when agenda items are related to Parks and Recreation.

Millbrook Marsh Nature Center Advisory Committee

Next scheduled meeting is March 18, 2026, 4:00 pm, Spring Creek Education Building

Prepared by Kathy Matason



COUNCIL CONSENT AGENDA

February 19, 2026

CA-1 Minutes, Approval of

- a. January 28, 2026 – College Township Council/PC Joint Meeting Minutes
- b. February 5, 2026 – College Township Council Regular Meeting Minutes

CA-2 Correspondence, Receipt/Approval of

- a. Letter from HRG dated February 6, 2026, regarding time extension for the Greystar Student Housing LDP to June 2, 2026
- b. Email from the LVA dated February 6, 2026, regarding safety concerns for pedestrians around the Granary

CA-3 Action Item, Approval

- a. Proclamation P-26-02 – Recognizing Lunar New Year
- b. Letter from A Soldier's Hands received February 13, 2026, requesting sponsorship
- c. Letter of Support - BUILD Funding for South Atherton Street improvements

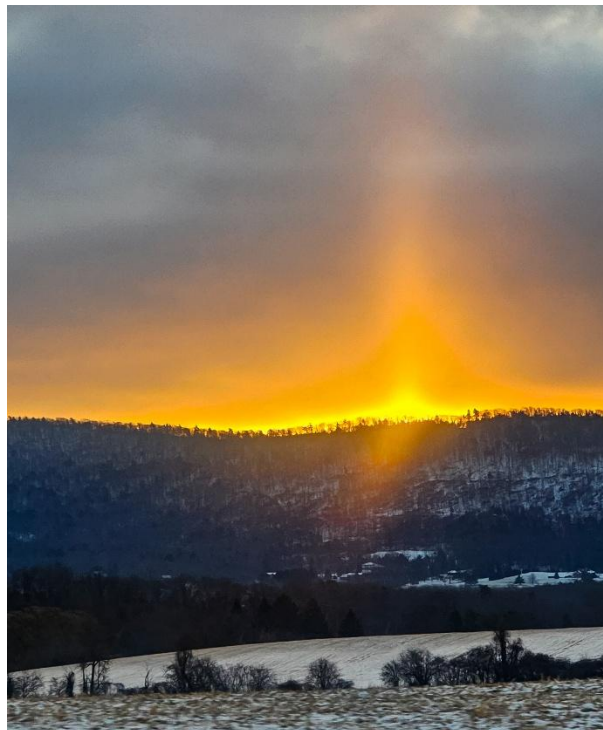


Photo by Frank Scott, IV



COLLEGE TOWNSHIP COUNCIL/PLANNING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, January 28, 2026
1481 E. College Avenue, State College PA 16801
2nd Floor Meeting Room

**ATTENDED BY –
COUNCIL:**

Susan Trainor, Chair
Tracey Mariner, Vice Chair
L. Eric Bernier
D. Richard Francke

**PLANNING
COMMISSION:**

Suleman Din, Vice Chair
Matt Fenton
Ray Forziat

STAFF:

Adam T. Brumbaugh, Township Manager/Secretary
Mike Bloom, Assistant Township Manager
Don Franson, P.E., P.L.S., Township Engineer
Lindsay Schoch, AICP, Principal Planner
Mark Gabrovsek, Zoning Officer
Keri Kenepf, Director of Community & Economic Development
Katy VanAmburg, Assistant Township Secretary
Sharon Meyers, Senior Support Specialist Engineering/Planning

ABSENT:

Gretchen Brandt, Council
Ed Darrah, Planning Commission
Peggy Ekdahl, Planning Commission
Tad Rimmey, Planning Commission

CALL TO ORDER:

Ms. Susan Trainor, Council Chair, called to order the January 28, 2026, Joint Meeting of the College Township (CT) Council and Planning Commission (PC) at 6:29 PM and led in the Pledge of Allegiance.

Ms. Trainor offered a summary of the development of hybrid Form Based Code (FBC) in the Dale Summit Area (DSA) to date. She noted the intent of the joint meeting was to review the PCs recommendations to date, to identify any aspects of the Code that Council may consider “showstoppers”, and to provide guidance on the elements that are still to be developed.

Mr. Mike Bloom, Assistant Township Manager, reiterated the objectives of the meeting, and stated there may be aspects of the Code that require additional input from both Council and PC.

OLD BUSINESS: OB-1 Review of April 2025 Joint Meeting Topics

Ms. Lindsay Schoch, AICP, Principal Planner, offered a PowerPoint presentation and reviewed the Dale Summit Area (DSA) Plan **Vision**.

The overarching **Vision** of this Area Plan is to transform Dale Summit into The Gateway to College Township. Establishing Dale Summit as an attractive and instantly recognizable place within the context of the larger Township, Region, and County. The community envisions an activity hub that is vibrant, economically prosperous, socially equitable, and environmentally sustainable. A place, which through proactive planning and well-tailored regulations, strikes a sound balance between encouraging business and industry expansion, while remaining respectful to important community livability factors such as improving housing affordability,



sufficient public services, and traffic improvements through improved connectivity for all transportation modes.

Ms. Schoch presented the topics discussed at the April 2025 joint meeting of Council and PC:

- Proposed streetscapes in the Mixed Core and Mixed Neighborhood
- Block structure and use of land
- Lot coverage and setbacks
- Building height

OB-2 PC Accomplishments To Date on Hybrid Form Based Code

Ms. Schoch reviewed the PCs recommendations to date on key elements of the Code, and offered Council the opportunity to provide additional feedback on those elements. The following summarizes the recommendations from PC thus far.

Subdivision Standards – standards that cover block structure and how rights-of-way should form a network for pedestrians, bikes, public transportation, and vehicles.

PC recommendations:

- Established blocks – all developable land shall be divided into blocks
- Revised terminology to match CT standard – replaced “thoroughfares” with “roadways”
- Established block perimeters limited to 2,400 feet. If the perimeter exceeds 2,000 feet, a pedestrian way shall traverse the block
- Simplified building elevation requirements
- Removed special lot-size exceptions for Civic Uses

Zoning Standards – encompasses multiple areas of FBC including lot coverage, setbacks, and height. A Form Standards Table was included for Council and PC’s review, and discussions focused on the contents of the Table. There are three (3) **Zoning Districts** in FBC consisting of 1) **Mixed Core** 2) **Mixed Neighborhood** and 3) **Special Districts**. Zoning Districts will be mapped with a Regulating Plan. Recommendations on the Regulating Plan and Special Districts will be forthcoming later this year.

PC recommendations:

- All developable land shall be assigned a Zoning District
- Setbacks were simplified and identified as front, side, rear, and rear alley
- Refined transportation standards to clearly require connected rights-of-way
- Added a waiver process for building height exceptions
- Encroachments are allowed into setbacks, but prohibited into public rights-of-way and in rear or side yards
- Clarified allowance for projecting signs into setbacks and/or into rights-of-way; maintain that signs are regulated in Chapter 170 of the Township Code
- Defined building heights and stories

Automobile Parking – a Parking Standards Table was included for Council and PC’s review, and discussions focused on the contents of the Table.

PC recommendations:

- Requirement of a parking study to justify increases or decreases in parking
- Included provisions for bicycle and EV parking reductions
- Requirement that parking lots and structures are accessed from the rear of buildings

Open Space



PC recommendations:

- All developments in FBC will require Open Space
- Lots greater than or equal to 5 acres will provide a minimum of 5% public open space
- Lots less than 5 acres will provide a minimum of 5% general open space
- Required Open Space to be developable land and defined exclusions for developable land

The following are elements that Council and PC discussed and agreed require further refinement:

- Continue to refine Parking Standards and Open Space requirements
- Engage developers and the community for input as the draft Code continues to evolve
- Allow flexibility in Parking Standards based on community needs
- Further consider thresholds for Open Space requirements
- Engage the CT Parks and Recreation Committee in future discussions on Open Space and management of Open Space

The Special Joint Meeting ended with a discussion on “next steps” towards implementation of hybrid Form Based Code. Ms. Schoch noted PC will focus on developing Uses, Landscape and Fencing Standards, the Regulating Plan, and Special Districts. These remaining elements will complete PCs review of the draft Code, and Council will consider these remaining elements at a future joint meeting.

Ms. Trainor offered appreciation to both Planning Commission and Staff for their efforts in preparing for the joint meeting and facilitating productive discussions.

ADJOURNMENT:

Chair Trainor called for a motion to adjourn the January 28, 2026, College Township Council and Planning Commission Joint Meeting.

**Mr. Bernier moved to adjourn the January 28, 2026, Joint Meeting.
Mr. Francke seconded the motion.**

Chair Trainor adjourned the January 28, 2026, Joint Meeting at 8:14 PM.

Respectfully submitted,

*****Draft*****

Adam T. Brumbaugh
Township Manager/Secretary



COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES
Thursday, February 5, 2026
1481 E. College Avenue, State College PA 16801
Hybrid Meeting (In-Person or via Zoom)

**ATTENDED BY –
COUNCIL:**

Susan Trainor, Chair
Tracey Mariner, Vice Chair
D. Richard Francke
Eric Bernier

STAFF:

Adam T. Brumbaugh, Township Manager/Secretary
Mike Bloom, Assistant Township Manager
Don Franson, P.E., P.L.S., Township Engineer
Amy Kerner, P.E., Public Works Director
Keri Kenepf, Director of Community & Economic Development
Mark Gabrovsek, Zoning Officer
Katy VanAmburg, Assistant Township Secretary

ABSENT:

Gretchen Brandt, Council
Lindsay Schoch, AICP, Principal Planner

CALL TO ORDER: Ms. Susan Trainor, Council Chair, called to order the February 5, 2026, Regular meeting of the College Township (CT) Council at 7:03 PM and led in the Pledge of Allegiance.

ANNOUNCEMENT: Chair Trainor announced that Council met in Executive Session prior to this Regular meeting to discuss a real estate matter.

PUBLIC OPEN DISCUSSION: No *Public Open Discussion* brought forward.

NEW AGENDA ITEMS: No *New Agenda Items* were added to the agenda.

SPECIAL

PRESENTATION: **SP-1** **Planning Commission 2025 Annual Report**

Mr. Ed Darrah, CT Planning Commission (PC) Chair, presented Council with the *College Township Planning Commission 2025 Annual Report*. PC is required to complete their written report by March 1 (first) annually per the Pennsylvania Municipalities Planning Code.

Mr. Darrah highlighted the work of PC throughout 2025:

- February – reviewed and recommended approval of the Development of Regional Impact (DRI) for Clearwater Conservancy’s Conservation Center
- March – reviewed and recommended approval of the 7Brew Coffee plan
- April – reviewed and recommended approval of the Walmart plan for a building expansion and changes to their customer pickup parking area
- October – reviewed and recommended approval of the Sam’s Club plan for improved traffic flow at their fueling station and parking enhancements



- December – reviewed and recommended approval of the PAM State College subdivision plan; reviewed and recommended approval of a rezoning request for Penn State - Applied Research Lab (PSU-ARL) expansion

Mr. Darrah stated throughout 2025, PC continued its work developing elements of the hybrid Form Based Code (FBC) in the Dale Summit Area (DSA), focusing on Streetscapes, Setbacks, Lot Coverage, Heights, Open Space, and Parking. He noted a joint meeting of Council and PC was held on January 28, 2026 to review PC's progress to date, with a goal of implementation by late in 2026.

Mr. Darrah stated since October 2024, PC and Staff have continued efforts to review the Crew814 residential development plan, and noted improvements to the Shiloh Road corridor will accompany this development.

Mr. Brumbaugh and Council both offered appreciation to Mr. Darrah for his presentation and to PC for their continued work on the development of the hybrid FBC.

PLANS: P-1 None

Ms. Trainor moved CA-3.a, Proclamation P-26-01, to this point on the agenda.

CA-3.a., Proclamation P-26-01: Ms. Trainor read into the record Proclamation P-26-01, recognizing February as Black History Month.

**Ms. Mariner made a motion to accept CA-3.a., Proclamation P-26-01, recognizing February as Black History Month.
Mr. Bernier seconded the motion.
Motion carried unanimously.**

The following community members addressed Council and offered remarks in commemoration of Black History Month and the 2026 theme "A Century of Black History Commemorations":

- Mr. Gary Abdullah – resident of College Township
- Drs. Edgar and Barbara Farmer - residents of Harris Township
- Mr. Harold and Mrs. Sherren McKenzie – residents of College Township
- Ms. Nasha Lindo – resident of State College Borough
- Mr. Terry Watson – resident of Patton Township

Council offered appreciation to all who were present to receive the Proclamation.

REPORTS:

a. Manager's Update

Mr. Brumbaugh offered the Manager's Update report as presented. No additions were made to the report. He noted the municipal building renovation contract has been executed and returned to Kimmel Architecture.

b. COG Regional, County, and Liaison Reports

Land Use and Community Infrastructure (LUCI) Committee: Mr. Bernier reported the LUCI Committee met on February 5, 2026. The Committee discussed an interceptor project from University



Area Joint Authority (UAJA), received an update on the Centre Region Comprehensive Plan, and discussed the Development of Regional Impact for the Penn State Applied Research Laboratory (PSU-ARL) expansion at Innovation Park.

COG Parks and Recreation Governance Committee: Mr. Francke reported the COG Parks Governance Committee met on January 28, 2026. The Committee continued its review of the Centre Region Parks and Recreation Authority (CRPRA) by-laws, and continued its review of the intergovernmental maintenance agreement for Municipal parks.

Council considered and discussed at length a Resolution from the Centre Region Council of Governments (COG) regarding reforms to U.S. Immigration and Customs Enforcement (ICE) operations. Ms. Trainor will share all comments on the matter to COG at their next Executive Committee meeting.

CT Local Traffic Advisory Committee (LTAC): Ms. Mariner reported LTAC met on January 21, 2026, and held their Reorganization meeting.

c. Staff/P.C./Other Committee Reports

CT Planning Commission (PC): Mr. Matthew Fenton, PC Liaison, reported that PC met on February 3, 2026. PC continued working on Form Based Code (FBC), focusing specifically on the element of uses. PC also considered a conditional use request from Legacy Boxing & Combat Academy at their January 20, 2026 meeting.

d. Diversity, Equity, Inclusion & Belonging Reports (Public invited to report)

Mr. Bloom offered a DEIB report that included the following:

Month Long Observations:

- Black History Month
- Ethnic Equality Month

Recognition Days:

- Lunar New Year is on February 17th
- Ramadan starts on February 17th
- World Social Justice Day is February 20th

CONSENT AGENDA:

CA-1 Minutes, Approval of

- a. January 15, 2026 – College Township Council Regular Meeting Minutes

CA-2 Correspondence, Receipt/Approval of

- a. Email from Don Hartzell on behalf of Mike Grutzeck dated January 26, 2026, regarding resignation from CTWA
- b. Letter from Penn Terra Engineering dated January 27, 2026, regarding time extension for the Canterbury Crossing St. Ives Phase 2 PRD, to May 18, 2026
- c. Email from John Ferguson dated January 28, 2026, regarding SPPA
- d. Email from Abbe Hamilton dated January 28, 2026, regarding winter bike path maintenance

CA-3 Action Item, Approval

- a. Proclamation P-26-01 – Recognizing February as Black History Month



b. Email from Jennifer Shuey dated January 29, 2026, regarding First Night sponsorship

**Ms. Mariner made a motion to approve the Consent Agenda minus CA-2.d. and CA-3.b.
Mr. Bernier seconded the motion.
Motion carried unanimously.**

CA-2.d.: Mr. Bernier addressed the email from Ms. Hamilton regarding winter maintenance of bike paths. Mr. Bernier suggested winter maintenance could be considered as part of the sidewalk Master Plan. Mr. Brumbaugh noted the path through Spring Creek Park is not a bike path and is not maintained by the Township or through contracted services. However, it is frequently used as a regional commuter pathway. Council discussed and consensus was to bring this topic forward to a future agenda.

CA-3.b.: Mr. Brumbaugh addressed the email from Ms. Shuey regarding the 2027 First Night ice sculpture sponsorship. He noted this expense is already budgeted, and there is a discount for paying prior to April 1, 2026. Council agreed to the discounted \$400 sponsorship.

**Mr. Bernier made a motion to approve CA-2.d. and CA-3.b. as part of the Consent Agenda.
Ms. Mariner seconded the motion.
Motion carried unanimously.**

OLD BUSINESS: OB-1 None

NEW BUSINESS: NB-1 Conditional Use Request – Legacy Boxing & Combat Academy

Ms. Keri Kenepf, Director of Community and Economic Development, stated CT accepted an application for a Conditional Use Permit on January 14, 2026 from Legacy Boxing & Combat Academy. She noted in early 2025, CT passed an Ordinance that allows Indoor Recreation Facilities, such as gyms, in the I-1 Zoning District as they are permitted by Conditional Use.

Ms. Kenepf stated PC considered this request at their January 20, 2026 meeting, but had additional questions and concerns and therefore, did not make a recommendation to Council at that time. It has been confirmed that the owner/operator will be present at PC’s meeting on February 17, 2026 to address any remaining concerns, and Staff anticipates PC will recommend Council set a Public Hearing for April 2, 2026.

Council is asked to review the Conditional Use request and set the Public Hearing for April 2, 2026.

Mr. Bernier expressed concerns with the use, infrastructure, and lighting for the facility. Ms. Kenepf noted PC has the same concerns among others. Mr. Fenton added the facility has been operating in that location since 2024. Mr. Mark Gabrovsek, Zoning Officer, noted the owner appealed to the Zoning Hearing Board (ZHB), and the parties negotiated a Tolling Agreement. The Agreement was included for Council’s review.

**Mr. Francke made a motion to set a Public Hearing for April 2, 2026 for the Legacy Boxing & Combat Academy Conditional Use request.
Ms. Mariner seconded the motion.
Motion carried unanimously.**

NB-2 Resolution R-26-08 – Shiloh Road MTF Grant



Mr. Bloom offered a memorandum dated February 2, 2026, and stated at Council's meeting on December 18, 2026, Staff provided an overview of the proposed Shiloh Road Corridor Development Partnership. The effort by the respective developers along Shiloh Road identified the following:

- The expected transportation improvements needed to accommodate the cumulative traffic increases from the potential developments in the corridor
- A financing plan to pay for the traffic improvements that is comprised of 1) private developer contributions (based partially on an assessment tied to trip generation) 2) grant funding to be pursued from both PennDOT and DCED

CT has been asked to serve as the applicant for a PennDOT Multi-Modal Transportation Fund (MTF) grant in an amount not to exceed \$1,500,000 for transportation improvements along Shiloh Road. **Resolution R-26-08** signifies CT's intent to pursue the grant funding and authorizes either the Township Manager or Council Chair to execute the grant agreement and subsequent documentation with PennDOT.

Under the proposed Development Partnership, CT would work with Delta Development Group on compilation and submission of this MTF grant application by the February 13, 2026 deadline. If awarded, CT would serve as the grantee for the project.

Ms. Mariner made a motion to approve Resolution R-26-08.
Mr. Bernier seconded the motion.
Motion carried unanimously.

STAFF

INFORMATIVES: **SI-1** **UAJA Executive Director's Report**

COUNCIL/STAFF OTHER MATTERS: No *Other Matters* were brought forward.

Ms. Trainor offered appreciation to the Public Works Staff for their efforts after the recent snow storm.

ADJOURNMENT:

Chair Trainor called for a motion to adjourn the meeting.

**Ms. Mariner moved to adjourn the February 5, 2026
Regular College Township Council meeting.
Mr. Bernier seconded the motion.**

The February 5, 2026 Regular College Township Council meeting was adjourned at 8:24 PM.

Respectfully Submitted,

****Draft****

Adam T. Brumbaugh
Township Secretary/Manager



Herbert, Rowland & Grubic, Inc.
2568 Park Center Boulevard
State College, PA 16801
814.238.7117
www.hrg-inc.com

February 6, 2026

Donald M. Franson, P.E., P.L.S.
Township Engineer
College Township
1481 East College Avenue
State College, PA 16801

Re: Hastings and University Student Housing Facility Final Land Development Plan

Mr. Franson:

On behalf of GS Nittany Owner, LLC (Greystar), we are requesting a ninety (90) day extension to Council's December 4, 2025 conditional approval of the reference Final Land Development plan that is to expire March 4, 2026.

This extension request is to allow for the coordination of the stormwater management plan with College Township, PaDEP, Centre County Conservation District, and State College Borough.

Sincerely,

Herbert, Rowland & Grubic, Inc.

A handwritten signature in black ink, appearing to read 'Chris Nasuti', is written over a light blue circular stamp.

Chris Nasuti, P.E.
Group Manager | Site Design

CMN/elm

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Fw: Sidewalk safety

From Adam Brumbaugh <abrumbaugh@collegetownship.org>

Date Mon 2/9/2026 9:51 AM

To Katy VanAmburg <kvanamburg@collegetownship.org>

Cc Don Franson <dfranson@collegetownship.org>; Mike Bloom <mbloom@collegetownship.org>; Keri Kenepp <kkenep@collegetownship.org>; Lindsay Schoch <lschoch@collegetownship.org>; Mark Gabrovsek <mgabrovsek@collegetownship.org>; Amy Kerner <akerner@collegetownship.org>

Katy,

Please include below in upcoming CTC agenda as correspondence.

Can someone take charge of this and give the LVA a hand with their plans, please?

Adam

From: Lemont Village Association News <news@lemontvillage.org>

Sent: Friday, February 6, 2026 12:08 PM

To: Adam Brumbaugh <abrumbaugh@collegetownship.org>

Subject: Sidewalk safety

February 6, 2026

Hi Adam,

Just an informal inquiry from the LVA: We know that there is an effort by the township to get sidewalks installed wherever possible, for safety reasons.

Mt. Nittany Road is heavily used by pedestrians climbing the mountain, walking dogs, etc. Cars very seldom stop at the stop sign at the tracks, and often come flying across the tracks, without being able to see anyone below the tracks. We are very concerned about pedestrians attending our events at the Granary.

Thankfully, we are allowed to close off the road for these events, but that is only 3 days a year.

We have been exploring, and have a set of plans for, an attractive black stairway along the road side of our building. It would be a public right-of-way for anyone walking up or down Mt. Nittany Road, and could connect to the sidewalk at the Center for Well Being. It would require variances from the Township, as it would be very close to or maybe over the set-back lines.

Could you please, when you have time, talk to others on the staff and council, if you'd like, before we pursue this idea any further. Thanks very much for your consideration.

Sincerely,

Sue

Lemont Village Association

news@lemontvillage.org

www.lemontvillage.org

814-238-1288

PO Box 546, Lemont, PA 16851



The Lemont Village Association endeavors to preserve historic Lemont, including the 1885 John I. Thompson Grain Elevator and Coal Sheds in the center of Lemont.

**COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

PROCLAMATION P-26-02

**A PROCLAMATION OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY,
PENNSYLVANIA, RECOGNIZING LUNAR NEW YEAR**

WHEREAS, Lunar New Year is a holiday of family traditions ushering in good fortune and strengthening ties that is celebrated by many members of the Asian Pacific Islander Desi American (APIDA) communities who help shape the foundation of College Township's historical, current and future journeys;

WHEREAS, the holiday is predominantly celebrated by communities of Chinese, Korean, Vietnamese, Tibetan, Mongolian, Singaporean, Malaysian and Filipino descent, with a traditional focus on honoring ancestors and community bonds, and celebrating hopes for the future;

WHEREAS, the Lunar New Year, also known as Spring Festival, is based on the Lunar calendar, which includes a repeating 12-year cycle of animal signs and their assigned attributes; and

WHEREAS, the Lunar New Year marks the transition from the Year of the Snake ending on February 16, 2026 to the Year of the Horse starting on February 17, 2026. The horse is the seventh of the twelve Chinese zodiac animal signs, and represents energy, speed, freedom and resilience.

WHEREAS, over 10,000 Asian Pacific Islander Desi American (APIDA) residents live, work, and lead in Centre County communities, contributing to our economy and way of life, and enriching our social fabric with multiple languages, cultures, ideas, and religious beliefs; and

NOW, THEREFORE, BE IT PROCLAIMED, that the College Township Council does hereby proclaim **February 17, 2026**, as **Lunar New Year** in College Township and encourages everyone to join in the spirit of celebration and commitment to family, prosperity and mutual respect, and creating an inclusive environment of belonging for all our residents.

THIS PROCLAMATION AUTHORIZED THIS 19th Day of February, 2026, by the College Township Council, Centre County, Pennsylvania.

COLLEGE TOWNSHIP COUNCIL:

ATTEST:

Adam T. Brumbaugh, Manager/Secretary

Susan Trainor, Chair



A Soldier's
Hands

Received
FEB 13 2026
College Township

(267) 564-5204
 2277 Oak Leaf Drive
State College, PA 16803
 www.asoldiershands.org

4TH ANNUAL MEMORIAL DAY WEEKEND
5K WALK "REMEMBER OUR FALLEN"
May 23, 2026, Pennsylvania Military Museum, Boalsburg, PA

Organization: A Soldier's Hands, State College, PA, 501c non-profit, Tax id# 46-4156350
Contact: Trish Shallenberger, Founder & CEO, trish@asoldiershands.org, 814-441-1655
Mission: Since 2007, ASH has sent care packages to active-duty military personnel stationed overseas in Iraq, Guam, Qatar, Kuwait, Persian Gulf, Africa and Afghanistan.
Unique Value Proposition: We identify a serviceperson stationed overseas and then adopt the entire unit so each individual gets something at Mail Call. To date, we have sent over 49,000 gifts and letters.
Why Your Donation Matters: Contributions and participation in the annual 5k Walk to Remember our Fallen provides funding for us to send more gift bags to servicemen, located far away from home, and let them know that they are appreciated

SPONSORSHIP LEVELS

- General** - \$1,000+/Company Name on Website, Brochure, T-Shirt, Walk Signage & Free Family Walk Entrance Fee
- Colonel** - \$450/Company Name on Website, Brochure, T-Shirt & Free Family Walk Entrance Fee
- Major** - \$250/Company Name on Website, Brochure & Free Family Walk Entrance Fee
- Captain** - \$100/Company Name on Website and Free Family Entrance to the Walk
- Lieutenant** - In-Kind Donation/Company Name on Website

In-Kind Donation: _____

Company _____

Contact _____ Title _____

Address _____

Phone _____ Email _____

Thank you for Completing our *Application for Community Sponsorship/Donations*



COLLEGE TOWNSHIP
MUNICIPAL OFFICES

1481 E COLLEGE AVE, STATE COLLEGE, PA 16801 ▲ TELEPHONE: (814) 231-3021 ▲ WWW.COLLEGETOWNSHIP.ORG

February 19, 2026

The Honorable Sean Duffy, Secretary
U.S. Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590

RE: Letter of Support – Atherton Street Multimodal Safety and State of Good Repair Project (State College Borough, PA)

Dear Secretary Duffy:

On behalf of College Township, I am pleased to express our strong support for the Atherton Street Multimodal Safety and State of Good Repair Project in State College Borough, Centre County, Pennsylvania. This project seeks BUILD (Better Utilizing Investments to Leverage Development) funding to advance critical safety, accessibility, and infrastructure improvements along South Atherton Street (S.R. 3014) between Westerly Parkway and University Drive.

Atherton Street is a vital regional corridor that serves residents, businesses, transit riders, pedestrians, bicyclists, and emergency responders while supporting local and regional economic activity. The proposed project addresses longstanding transportation challenges by improving roadway safety, modernizing aging infrastructure, enhancing multimodal connectivity, and supporting coordinated infrastructure investment.

Key project elements include roadway rehabilitation, intersection and traffic signal upgrades, improved lighting, pedestrian and bicycle safety enhancements, transit stop improvements, and coordinated upgrades to water, sewer, and stormwater infrastructure. Collectively, these improvements will reduce crash risk, improve accessibility for users of all ages and abilities, enhance transit access, and extend the useful life of critical transportation and utility assets.

This project is particularly important because it reflects a coordinated, corridor-based approach to infrastructure investment. By integrating transportation improvements with utility upgrades and land use considerations, the project will support existing communities while accommodating anticipated development and growth along the Atherton Street corridor. The result will be a safer, more reliable, and more resilient transportation system that benefits the broader Centre County region.

We commend State College Borough and its partners for advancing a well-planned, context-sensitive project and respectfully urge the U.S. Department of Transportation to give this application full and favorable consideration. BUILD funding will be instrumental in delivering a project with lasting benefits for the community and the region.

Thank you for your consideration.

Sincerely,

Susan Trainor, Chair
College Township Council



MEMORANDUM

To: College Township Council

From: Adam Brumbaugh, Township Manager

Re: Regional Local Government Revenue Innovation and Sustainability Plan

Date: 02/16/2026

At the request of the State College Borough Manager, municipal managers from the Centre Region COG municipalities began meeting in 2025 to discuss potential opportunities for revenue expansion to assist in alleviating ongoing budget revenue shortfalls. The initial request was borne out of discussions held between State College Borough and Mike Negra of Allegheny Strategy Partners (ASP), a consulting firm based in Brockway, PA.

After several conversations involving ASP, a proposal to perform advance research work specific to the Centre Region and identify potential revenue sources was developed. (See attached proposal.) This work by ASP would serve as the basis of potential future work by ASP in engaging with members of the PA Legislature for required legislative changes. The proposal is specific to Centre Region municipalities and focuses on the financial impacts of a multi-event destination with particular regard to public safety impacts, i.e., the cost of police, fire, EMS, sanitation, etc.

The proposed ASP *Phase I* scope of work would begin in April 2026 and continue through May/June of 2026 at a cost of \$5,000 per month. The costs are proposed to be split among 4 participating municipalities – State College Borough, Ferguson, Patton and College Townships – in a pro-rated formula based on the total number of liquor licenses in each municipality. (Note that Harris Township has declined to participate in funding this work and their 8 licenses and corresponding share of cost will adjust the other participants' pro-rata share of costs.)

While the \$5,000 per month cost may carry forward through the completion of the proposed work in September 2026, I would anticipate an upward adjustment to the monthly cost at the point when ASP begins to actively lobby the PA Legislature on behalf of the Centre Region. This detail remains outstanding.

The purpose of bringing this before College Township Council is to gauge interest in participating in the scope of work as outlined by ASP. While I do support the concept of identifying and petitioning for innovative and sustainable municipal revenues to address public safety-oriented costs associated with events held in the Centre Region, I am less optimistic that the state legislature will ultimately "carve out" new revenues applicable to only the Centre Region for this purpose. Nevertheless, I do support participating in *Phase I* of the ASP proposed scope of work.

Council should discuss and opine on participating in this endeavor.

End of memo

Regional Local Government Revenue Innovation & Sustainability Plan

Allegheny Strategy Partners (ASP) – 6-Month Work Plan (April-September)

Objective

Support a collaborative effort among five municipalities in the State College region to develop legislative and policy proposals that would grant local governments enabling authority to address shared fiscal, public safety, and service impacts associated with high-intensity activity, visitation, and event-driven demand. ASP's work will be grounded in municipality-specific analysis and culminate in a coordinated regional approach suitable for legislative consideration.

Phase I: Municipal-Level Internal Scoping & Issue Quantification (April-May)

Purpose

Establish a strong, municipality-specific foundation before external engagement by working individually with each participating municipality, then synthesizing those findings into a shared regional framework.

Deliverables

1. Individual Municipal Impact Assessments

ASP will work directly with each of the five participating municipalities to quantify and document local fiscal and operational impacts, including:

- Law enforcement staffing, overtime, and deployment pressures
- EMS and fire response demand
- Emergency, trauma, and behavioral health service impacts
- Sanitation, public works, and property maintenance costs
- Seasonal, event-driven, or peak-demand pressures unique to each municipality

This work may include staff meetings, review of municipal data, and analysis of budgetary and service trends.

2. Cross-Municipal Synthesis

- Identification of common pressures and shared challenges across all five municipalities
- Documentation of material differences in scale, exposure, or service delivery
- Development of a unified problem statement reflecting both individual and regional impacts

3. Preliminary Policy & Revenue Scan

- Review of Pennsylvania statutory frameworks and legislative precedents related to local revenue authority, fees, assessments, and cost-recovery mechanisms
- Identification of policy and revenue tools used in other multi-municipality, university-adjacent, or tourism-driven regions

4. Internal Framing Memorandum

- Consolidated regional problem definition
- Initial menu of policy and revenue concepts for further evaluation
- Identification of legal, political, and stakeholder considerations

Phase II: Stakeholder Mapping & Discreet Engagement (June-July)

Purpose

Validate municipal findings, test policy concepts, and surface concerns through structured engagement.

Deliverables

1. Stakeholder Mapping & Engagement Sequencing

ASP will identify and prioritize stakeholders, including:

- Participating municipal elected officials and senior staff
- Public safety and health providers
- Hospitality, lodging, and tourism operators
- Institutional partners, including Penn State University
- Community and nonprofit organizations
- County and state-level stakeholders, including the Centre County delegation

Engagement will be sequenced carefully to ensure alignment among the five municipalities before broader outreach.

2. Targeted Listening Sessions

- One-on-one or small-group discussions to validate impact data and refine policy concepts
- Exploratory conversations with Centre County legislators focused on enabling-authority concepts and legislative considerations

Phase III: Regional Dialogue & Policy Development (August)

Purpose

Transition from individual municipal perspectives to a coordinated regional policy framework.

Deliverables

1. Regional Roundtable

- Convening of representatives from the five municipalities, along with public safety, institutional, hospitality, and community stakeholders
- Focus on aligning guiding principles, narrowing policy options, and identifying areas of consensus and divergence

2. Expanded Revenue & Policy Options Review

ASP will evaluate a broad range of local revenue and cost-recovery tools, including but not limited to:

- Local excise or activity-based taxes
- Alcohol-related fees or taxes
- Hotel, lodging taxes and surcharges
- Event or seasonal-impact assessments
- Service cost-recovery fees tied to public safety or emergency response demand
- Voluntary contribution or partnership models

Each option will be assessed for legal feasibility, administrative practicality, political risk, and municipal equity.

Phase IV: Draft Regional Policy & Legislative Framework (September)

Purpose

Translate aligned concepts into concrete proposals reflecting the collective interests of the five municipalities.

Deliverables

1. Draft Legislative and Policy Proposals

- One or more enabling-authority proposals structured to allow local choice and flexibility
- Clear guardrails to preserve municipal autonomy and administrative clarity

2. Policy Justification Memorandum

- Explanation of why the proposed approaches are effective
- Documentation of municipal-level and regional fiscal and service impacts
- Analysis of alternatives and consequences of inaction

3. Stakeholder Position Summary

- Initial support, concerns, and opposition across stakeholder groups
- Key municipal considerations and unresolved issues
- Recommended mitigation or refinement strategies

Final Deliverables (End of September)

- Final Legislative and/or Policy Proposal(s) representing the regional municipal partnership

- Supporting Justification Package suitable for legislative and stakeholder review
- Stakeholder Assessment summarizing known positions, concerns, and risks
- Strategic Recommendations for legislative timing, coalition expansion, and communications

FT

Fontaine, Tom <TFontaine@statecollegepa.us>

☺ Reply Reply all Forward 📎 📅 ⋮

To: akfarkas@comcast.net <manager@harristownship.org>; King, Thomas <tking@twp.ferguson.pa.us>; Adam Brumbaugh; Farkas, Amy <afarkas@twp.patton.pa.us>

Mon 2/9/2026 3:06 PM

All, I have the ASP proposal on the Council agenda for tonight. As we discussed last week via email, I am using the formula that we previously discussed if the question is raised. The formula is:

College	25	12%
Ferguson	28	14%
Harris	8	4%
State College	58	29%
Patton	23	11%
Total	202	

I wanted to make sure you all knew that is on our agenda tonight.

Tom

Thomas Fontaine, Manager
Borough of State College
243 S. Allen Street
State College, PA 16801
814.234.7110



Fw: Request for Township Support of the Fly State College Fund

From Adam Brumbaugh <abrumbaugh@collegetownship.org>

Date Thu 2/12/2026 12:03 PM

To Katy VanAmburg <kvanamburg@collegetownship.org>; Mike Bloom <mbloom@collegetownship.org>; Susan Trainor <strainor@collegetownship.org>

FYI...

Get [Outlook for iOS](#)

From: Greg Scott <greg@cbicc.org>

Sent: Wednesday, February 11, 2026 3:47 PM

To: Adam Brumbaugh <abrumbaugh@collegetownship.org>

Cc: Donna Newburg <dnewburg@cbicc.org>; Jules Slater <jules@cbicc.org>; Todd Dolbin <tdolbin@cbicc.org>

Subject: Request for Township Support of the Fly State College Fund

Adam,

Good to see you yesterday.

I am writing to request College Township consider supporting the Fly State College Fund with a contribution of \$10,000.

As you know, expanding and strengthening commercial air service at the State College Regional Airport is a critical economic development priority for Centre County and the Centre Region. Reliable and expanded air access directly impacts business retention and recruitment, university connectivity, visitor activity, and our region's overall competitiveness.

Since launching the Air Service Alliance late last year, we have made meaningful progress:

- We have met with five airlines to present updated demand data and make a compelling business case for expanded service.
- The Fly State College Fund now includes 25 contributors with pledges totaling more than \$140,000.
- American and United have recently announced additional flights to existing destinations beginning this spring.
- Airlines have initiated follow-up discussions with us regarding potential new routes to our priority markets (Charlotte, Florida, and Detroit).

We are currently in active discussions with carriers, and this is a particularly important window of opportunity. Airlines evaluate not only passenger data, but also demonstrated financial and community support when making service decisions. Strengthening the Fund now, while conversations are ongoing, materially improves our ability to secure additional routes and expanded service. For that reason, increasing commitments in the near term is critical.

We are requesting a contribution from each municipality in the Centre Region to help reinforce this regional effort. A visible commitment from the Township would send a strong signal that the Centre Region is unified, aligned, and serious about enhancing air service.

If possible, we would greatly appreciate consideration of this request in the near term to support our ongoing airline discussions.

I would be happy to meet with Council to discuss and answer questions.

Thank you for your continued partnership and leadership.

Greg

Gregory Scott
President and CEO
Chamber of Business & Industry of Centre County

131 S. Fraser Street, Suite 1
State College, PA 16801
814-470-5594 (m)





FEBRUARY 2026

SUBDIVISION/LAND DEVELOPMENT PLAN **COUNCIL ACTION DEADLINES**

Title	Submitted	Action Deadline
PSU – Relocate Bike at Innov.	1/20/2026	4/20/2026

SUBDIVISION/LAND DEVELOPMENT PLAN ACTIVITY

Title	Recording Deadline	Comments
Summit Park Subdivision (Preliminary) will need fully executed plan set once staff is satisfied w/ changes	February 23, 2026	7/17/23 submitted, comment req. sent 7/18; comments due 7/28; revision due 8/7; comments due 8/11; to PC 8/14; to CTC 9/7; 9/8/23 conditional approval letter sent; JRA note is good; 11/4 emailed for extension request; drawings submitted for RR crossing, cost estimate received; looking into grants; revision received 6/11/2025; revisions received 9/29; comments due 10/17, revision due 10/27; comments due 11/14, sent 11/17; revision due 12/1, not received yet
St. Ives Canterbury Crossing	February 17, 2026	6/17 submitted; 6/30 completeness review and comment request letter sent; 7/11 comments due; 7/21 revision due; comments due 7/31; to PC 8/5; to CTC 8/21; 8/22 conditional approval emailed, accepted 8/26; ext req rcvd 10/24, to CTC 11/6, approval sent 11/7; ext req rcvd 1/27, to CTC 2/5 , approval to be sent 2/6
CREW 814 Phase 1 Final	March 18, 2026	9/22 submitted; 9/23 completeness review and comment request letter sent; 10/2 to CTC initial review; 10/24 comments due; revision due 11/3; extension requested by Twp 10/29, granted by PTE 10/30; 11/3 meeting w/ PTE; revision due 11/17; to CTC 11/20; comments due 12/1; revision due 12/8; to CTC 12/18 for action; 12/22 conditional approval letter sent, 12/23 accepted; agreement to come
Greystar Hastings and University Student Housing	March 4, 2026	10/20 submitted; 10/21 completeness review and determined CT staff only review needed; 10/31 comments due; 11/10 revision due; 11/14 comments due; to PC 11/18; to CTC 12/4; 12/5 conditional approval letter sent, 12/11 accepted; to coordinate with Keller Eng.

PAM Health Subdivision	April 5, 2026	10/28 submitted; 10/29 completeness review and comment request letter sent; 11/14 comments due, sent 11/17; revision due 11/24; to PC 12/2; to CTC 1/5; 1/6 conditional approval letter sent, 1/6 accepted; property to be posted for Public hearing 2/6; Intent to Serve letter issued by CTWA; Agreement to be reviewed to include water
PSU – Relocate Bike @ Innov.	April 20, 2026	1/20 submitted; 1/20 completeness review and Comment request letter sent; 1/30 comments due; revision due 2/9; comments due 2/13; to PC 2/17 , to CTC 3/5

MINOR PLANS

Summit Park/Stuckey	Submitted 8/8/2025 Expires 10/7/2025 Record by 3/30/2026	sent to Schnure, Kauffman & Wargo; comments due 8/22; revision due (Tues) 9/2; comments due 9/19; no more comments from staff, approval letter dated 12/30
Maxwell Storage	Submitted 12/22/2025 Expires 02/20/2026	sent to Schnure, Kauffman & Wargo; comments due 1/9/2026; revision due 2/2; comments due 2/6
PSU-Bee Research Facility	Submitted 1/5/2026 Expires 3/6/2026	sent to Schnure, Kauffman & Wargo; comments due 1/16, sent 1/20; revision due 2/9
PSU-Road Realignment	Submitted 1/5/2026 Expires 3/6/2026	sent to Schnure, Kauffman & Wargo; comments due 1/16, sent 1/20; revision due 2/9

OTHER

Dale Summit Area Plan	12/22/2023 Draft sent to CTC and PC; Joint meeting CTC/PC 1/24/2024; 1/29 FBC distributed; 3/26 CTC/PC joint meeting; to be remanded to PC 5/7; 5/7 PC had questions about remand; 6/6 CTC received questions, DPZ to answer; 8/6 PC to get into FBC; staff to send 8/6 PC meeting recording to DPZ; 9/3 PC recommended tabling the discussion; joint meeting 11/20/24; sent DPZ link to 11/19 PC meeting and copy of PRD for comment; 1/21/2025 PC/CTC joint meeting to be scheduled soon; Feb & March PC commercial/neighborhood street discussions; 4/30 joint CTC/PC meeting; 5/29 binders distributed to team, 6/3 to PC; joint meeting to be scheduled; 11/18 provided PC with all summary of changes to this point; joint meeting to be scheduled; 1/28 CTC&PC joint meeting; 2/3 PC reviewed uses, to continue 2/17; ongoing
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College/Houserville/Pike Bridge	PennDOT traffic count to occur early October 2024; meeting 1/16/2025 to address areas of concern, work to be 100 days, traffic detours discussed; 5/28 preliminary utility meeting on-site; 7/1 received design field view package; on-site meeting scheduled for 7/15; detour to be in place 6/1-10/9; ongoing
E College/Gerald/Struble Signal	Coordinate with Columbia Gas and PennDOT; to include traffic and railroad signal; potential start March/April 2025; contractor to layout signal poles, then call meeting with CT, PennDOT & Gibson-Thomas; meeting to be set; 8/29/25 poles delivered; ongoing
E Park System (7 signals)	2/23/24 submitted to PennDOT; awarded August 2024; 1/6/25 Trans provided Eng. Proposal, accepted; counts to begin Feb/March; 3/10 kick-off meeting at CT Trans, CT & PennDOT; 6/4 Trans submitted requested data to PennDOT; 9/2 Trans waiting on PennDOT comments; Comments received; to bid soon; ongoing
E College/322 (4 signals) ARLE	Awarded \$146,320; 9/9/24 Trans starting traffic counts, 9/16 counts completed; 1/6/25 Trans waiting for PennDOT comments; analysis & final design to be completed Jan/Feb 2025; 3/10 Trans received comments from PennDOT; 9/3 Trans making design upgrades from PennDOT comments; bid opening 12/9; has been awarded, NTP issued (?); ongoing
University & Curtin GLG	Grant submitted 2/27/25; to budget \$126,000 for 2026; kick-off with Trans Associates 2/11; ongoing
E College & Shiloh + Decibel cabinet replacement	Bid opened 8/26, awarded 9/4 to M&B Services; waiting on contractor

TRACKING

126 Randy Lane	Submitted 7/18/2025, Exp 9/16/2025; comments by 8/1; revision 8/11; Zoning permit issued; to check w/ code if building permit will be issued
Benner/PSU PFAS	CT comment: keep process open and transparent; DEP acknowledged receipt of PSU NIR (notice of intent to remediate); CT residents impacted by plume (hence transparency request); 10/27 received PIP; established info centers are Benner Township and a website; 2/4 no updates

ENGINEERING BOND/LOC SURETY EXPIRING SOON

Winfield Heights Phase 2 – exp. March 2026

LDP's UNDER CONSTRUCTION

Canterbury Crossing
Mount Nittany Medical Center
PSU Soccer Complex
State College VA Parking
UAJA Biosolids Upgrade Project
Maxwell Storage
Mount Nittany Elementary School

Winfield Heights
Home2Suites
Rearden Steel
335 Innovation Building
Nittany Casino
PSU Beaver Stadium
7 Brew

Stocker (Zoning)
Arize (Zoning)
Jersey Mike's (Zoning)



SI-2



**COLLEGE TOWNSHIP
2026 ORDINANCE ENFORCEMENT REPORT
FOR JANUARY
FRANK B. SCOTT, IV**

**STARTING MILEAGE: 2,618
ENDING MILEAGE: 2,759
TOTAL MILES: 141**

ORDINANCE VIOLATIONS

TOTAL NUMBER OF VIOLATIONS / COMPLAINTS: 3

TYPES OF VIOLATIONS:

SIGNS: 0

Violator	Location of Violation	Violation/complaint	Action Taken	Twp/Public
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GRASS / WEEDS: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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CAT / DOG / ANIMAL: 1

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
1.Shawn Ingold	280 Oak Ln.	dog ran onto the street & was aggressive	Notify Dog Enforce	Public

ZONING / BUILDING: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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RENTAL HOUSING: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Pubic
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STREETS / ROADS: 2

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
1.Penn Stater	215 Innovation Blvd.	plowed snow into the street	sent email	Twp.
2.Joel Landry	1240 E. Branch Rd.	deposited snow into the street	sent letter	Twp.

MUD TRACKING: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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TEMP BUSINESS / SOLICITING: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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SOLID WASTE: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
1.Rodney Hendricks	203 Hill Dr.	bulk waste around dumpster	cleaned up/no action taken	Public

NOISE: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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PARKING: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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SIDEWALKS: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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BLASTING: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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OTHER: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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STORMWATER: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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TOTAL TICKETS: 0

TOTAL WARNINGS: 0

TOTAL COLLEGE TOWNSHIP CITATIONS: 0

TICKET NO.	LOCATION	MAKE & MODEL	LICENSE NO.	VIOLATION

CITATION NO.	TICKET NO.	DATE FILED	VIOLATION	TWP. / BORO

**TICKET REPORT 2026
FOR JANUARY
COLLEGE TWP. O.E.O**

TOTAL TICKETS: 0

TICKETS - RESIDENTIAL: 0

TICKETS - COMMERCIAL: 0

TOTAL WARNINGS: 0

WARNINGS - RESIDENTIAL: 0

WARNINGS - COMMERCIAL: 0

TICKETS PAID: 0

TICKETS PENDING: 0

TICKETS DISMISSED: 0

TICKETS VOID: 0

TOWNSHIP CITATIONS: 0

VIOLATION BREAKDOWN

1.NO-PARKING FIRE LANE: 0

2.NO-PARKING HANDICAPPED: 0

3.NO-PARKING THIS SIDE: 0

4.NO-PARKING BETWEEN SIGNS: 0

5.NO-PARKING HERE TO CORNER: 0

6.NO-PARKING SNOW EMERGENCY: 0

7.NO-PARKING TRAVEL LANES: 0

8.NO-PARKING WITHIN 15` OF FIRE HYDRANT: 0

9.NO-PARKING LOADING ZONE: 0

10.NO-PARKING: 0

-A.WITHIN 20 FEET OF A CROSSWALK: 0

-B.WITHIN 30 FEET OF A STOP SIGN OR SIGNAL: 0

-C.IN FRONT OF DRIVEWAY: 0

-D.AGAINST TRAFFIC: 0

11.DROPPING OR DEPOSITING ON ROADS: 0

12.SOLID WASTE: 0

13.SOLICITATION: 0

14.GRASS & WEEDS: 0

15.BUILDING NUMBERS: 0

Traffic Signal Projects List

- **E. College Ave. & Struble Rd. – Complete signal rebuild – Railroad & PennDOT**
 - project. Supposed to be completed in 2024.
 - 05/06/2024 Amy signed permit drawings. August 2024 is possible start of project.
 - Advised that the project will begin late 2024 or early 2025.
 - 09/26/2024 The equipment has been ordered and will take 8-12 weeks.
 - 01/08/2025 The project has been pushed back until March or April 2025.
 - **Centre Co. Grant for \$12,000.00**
 - There is a site meeting scheduled for April 11, 2025.
 - 07/14/2025 The poles & arms are to be within the next week
 - 08/29/2025 The poles and arms have been delivered.
 - 10/16/2025 Signal contractor stated this project will not start until Spring 2026.

- **East College Ave. System (4 signals) – Replace signal heads, update timing plans, add additional radar units, & programmable signal heads – 2023 ARLE Grant – Grant awarded **No additional cost to the Twp.****
 - 04/29/2024 - Adam signed the PennDOT agreement.
 - 07/31/2024 Nick from Trans Assoc. is starting to put together a proposal.
 - 09/09/2024 Nick will be starting the traffic counts soon.
 - 09/16/2024 The traffic counts have been completed.
 - 01/06/25 Nick is waiting for comments from District 2 on the analysis and final design should be done in the next week.
 - 02/12/2025 Nick is still waiting to hear back from PennDOT with comments.
 - 03/10/2025 PennDOT sent review comments to Nick.

- 09/03/2025 Nick is working on the design of the upgrades per PennDOT comments
- 11/10/2025 The project is out to bid.
- Dec. 2025 Dixon Electric was the low bidder and was awarded the project.

- **East Park Avenue Systems (7 signals) – Upgrade Ped Crossings, new signal heads, replace loops with radar, and update timing plans – submitted to PennDOT for 2024 GLG Grant**
 - 07/31/2024 PennDOT awarded the grant **Twp. budget will be \$117,000.00**
 - 08/26/2024 Adam signed the Grant Agreement.
 - 01/06/25 Nick provided an engineering proposal of \$67,500 for this project.
 - 02/04/2025 The engineering agreement was signed and sent to Nick.
 -
 - 02/12/2025 Nick from Trans hopes to start the traffic study in the next few weeks. 03/10/2025 Trans held a Kick-off meeting with PennDOT & CT.
 - 06/04/2025 Nick from Trans notified me that he has submitted the requested data to PennDOT for evaluation.
 - 09/02/2025 Nick is still waiting for comments from PennDOT
 - 09/17/2025 PennDOT sent Nick more comments for the project
 - 11/12/2025 Nick will be resubmitting to PennDOT within the next week.

- **Replace pad mount cabinet with all equipment and new signal heads at E. College Ave. @ Decibel Rd. – Ready to go out to bid. 2025 Budget \$160,000**
 - 08/26/2025 Bids were opened, and M & B Services was the low bidder.

- **Replace pole mount cabinet with pad mount cabinet and new signal heads at E. College Ave. @ Shiloh Rd. – Ready to go out to bid. 2025 Budget \$160,000**
 - 08/26/2025 Bids were opened, and M & B Services was the low bidder.

- **University Drive & Curtin Road Signal Replacement – GLG grant application is due by Feb. 28, 2025. Grant Application was submitted on Feb. 27, 2025. If awarded the grant, the Twp. will need to budget \$126,000 in 2026-2027.**
 - 09/04/2025 PennDOT should notify the Twp. by the end of 2025 or early 2026.
 - 12/30/2025 The Twp. was awarded the GLG Grant.
 - 02/11/2026 Nick from Trans Associates held a kickoff meeting with PennDOT via Teams.

- ~~Shiloh Rd. @ Dreibelbis St. Replace field wiring for Ped Signals. Damaged by mice. \$6,655 *Completed on Feb.10, 2025*~~

- **East College Avenue Project Phase 2 ARLE Grant**
 - Nick from Trans submitted a pre-scoping application for the next phase of the project and on May 29, 2025, Nick was notified that the pre-scoping app was approved. Nick will be submitting a formal application by June 30, 2025 for **\$203,000 with no twp. match.**
 - 09/04/2025 Nick is doing design work per PennDOT comments.
 - 10/06/2025 Jon from PennDOT advised that they are reviewing the updated design work.
 - The Grant was awarded on Feb. 10, 2026.

- **Replace Pad Mount Cabinet & Equip - \$160,000 2026 Budget E. College Ave @ Elmwood St. (CT-4)**

- **Replace Pad Mount Cabinet & Equip. - \$160,000 2026 Budget Park Ave. @ Stadium West Dr. (CT-25)**

As of Feb. 10, 2026

Status of Traffic Signal Grants

1. East College Avenue System – **ARLE Grant \$146,320 NO COST**

- 01/30/2024 Awarded Grant
- 02/05/2024 AB signed Grant request.
- 07/02/2024 Received executed agreement from PennDOT.
- 09/09/2024 Nick from Trans is going to start the traffic counts for this project.
- 09/16/2024 Trans Assoc. has completed the traffic counts.
- 11/05/2024 Nick is in process of drawing up plans to be submitted to PennDOT.
- 02/12/25 Nick from Trans advised that he is waiting on comments from PennDOT.
- 03/10/2025 PennDOT gave Nick their review comments.
- 09/02/2025 Nick is doing design work from PennDOT comments
- 10/06/2025 Sent Nick an email for a update. Nick called & advised that this project may go out to bid before the end of the year.
- 11/10/2025 Project is out to bid. Bid opening on Dec. 9, 2025.
- Dixon Electric was the low bidder and awarded the project.

2. Park Avenue Systems – **GLG Grant TWP. COST \$117,000.00**

- 02/23/2024 Submitted to PennDOT.
 - 07/31/2024 Awarded the Grant
 - 08/26/2024 received executed agreement from PennDOT.
 - 02/12/2025 Nick from Trans is hoping to get the traffic study done in the next few weeks.
 - 03/10/2025 Trans held a kick-off meeting with PennDOT. 06/04/2025 Nick submitted requested data to PennDOT for review.
 - 09/02/2025 Nick is still waiting for comments from PennDOT
 - 10/06/2025 Sent Nick an email for an update. Nick called & advised that this project will NOT go out to bid before the end of the year.
 - 11/12/2025 Nick advised that he will be resubmitting to PennDOT within the next week.
 - 11/21/2025 Nick submitted revisions to PennDOT D-2
- *MUST BE COMPLETED BY MAY 15, 2027***

**3.University Dr. & Curtin Rd. Signal Replacement – GLG Grant TWP.
COST \$126,000.00 (2026-2027)**

- Pre-scoping application has been submitted to PennDOT and has been approved to move forward to submit the full application before Feb. 28, 2025.
 - Application was submitted on Feb. 27, 2025. We will be notified by the end of 2025 or early 2026.
 - 12/30/2025 We were awarded the grant
 - 01/09/2026 Adam signed the grant agreement
 - 02/11/2026 Trans Associates held a kickoff meeting with PennDOT via Teams
- *Project must be completed by June 30, 2028***

4.E. College Ave. Phase 2 upgrades ARLE Grant \$203,000 NO COST

- 04/29/2025 Pre-scoping form was submitted by Nick from Trans Associates.
- 05/28/2025 Nick was notified the pre-scoping form has been approved and he must submit a formal application by June 30, 2025, and we should be awarded the grant by the end of the year or when PA passes the budget.
- Nick submitted a formal application
- We will be notified by early 2026.
- 02/10/2026 Grant was awarded

**5.Shiloh Rd. & Dreibelbis St. Signal Upgrade GLG Grant \$202,480 Twp.
Cost \$40,500**

- 11/10/2025 Submitted pre-scoping form

Status as of 02/10/2026



Voice of Business: Legislative Breakfast

April 7, 2026 8:30 AM - 10:45 AM (EDT ((GMT-05:00) Eastern Time))

Description

Join us for a morning of meaningful conversations where local business leaders and policymakers come together to discuss the latest legislative developments impacting the business community. Special guests U.S. Congressman Glenn GT Thompson, P.A. State Senator Cris Dush, P.A. State Senator Wayne Langerholc, P.A. State Representative Kerry Benninghoff, and P.A. State Representative Paul Takac.

PLEASE NOTE THAT REFUNDS WILL NOT BE ACCEPTED AFTER March 31. THANK YOU.

Time

Breakfast is at 8:30 a.m.. The program will start promptly at 9 a.m.

Location

Penn Stater Conference Center

The event will be in the Deans Hall.

[View Event](https://business.cbicc.org/eventcalendarchamberevent/Details/voice-of-business-legislative-breakfast-1622995?sourceTypeld=EmailInvitation) (https://business.cbicc.org/eventcalendarchamberevent/Details/voice-of-business-legislative-breakfast-1622995?sourceTypeld=EmailInvitation)

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See Less ...

Your Contact Information

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