



COLLEGE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
Tuesday, March 3, 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.

To Attend the LIVE Meeting Via Phone:

- **Dial: 1 (646) 558-8656 ● Meeting ID: 837 5504 9921 ● Passcode: 502742**

*[Click Here](#) for detailed instructions on how to participate via zoom.

VIRTUAL PUBLIC COMMENTS: Please use the raised hand feature to participate. The moderator will recognize those with their hands raised (either by name or phone number).

WRITTEN PUBLIC COMMENTS: For specific Planning Commission agenda items and for items not on the agenda, written public comments may be submitted in advance by emailing smeyers@collegetownship.org by noon the day of the meeting.

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

CALL TO ORDER:

ZOOM MEETING PROTOCOL:

OPEN DISCUSSION (items NOT on the agenda):

CONSENT AGENDA: CA-1 February 17, 2026 Meeting Minutes
(Approval)

PLANS: P-1 Sketch Plan – Park Furniture
(Discussion)

OLD BUSINESS: OB-1 Dale Summit Area Hybrid/Form-Based Code
(Discussion)

NEW BUSINESS: None

REPORTS: R-1 Council Meeting Report

STAFF INFORMATIVES: SI-1 Zoning Bulletin
SI-2 Approved Council Minutes

OTHER MATTERS:

ANNOUNCEMENTS: Next regular meeting will be **Tuesday, March 17, 2026** at 7:00pm

ADJOURNMENT:



COLLEGE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
February 17, 2026
1481 E. College Avenue State College PA 16801
Hybrid Meeting (In-Person or via Zoom)

PRESENT:	Ed Darrah, Chair Suleman Din, Vice Chair Peggy Ekdahl, Secretary Matthew Fenton Ray Forziat Tad Rimmey
STAFF PRESENT:	Mike Bloom, Assistant Township Manager Don Franson, P.E., P.L.S., Township Engineer Lindsay Schoch, AICP, Principal Planner Mark Gabrovsek, Zoning Officer Sharon Meyers, Senior Support Specialist – Engineering/Planning
GUESTS:	Richard Manning, PSU Design and Engineering Services David Engle, Miller, Kistler & Campbell Derek Roth, Legacy Boxing & Combat Sports Academy

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

ZOOM MEETING PROTOCOL: Mr. Darrah verified that members of the public were in attendance via Zoom. Ms. Schoch reviewed the Zoom meeting protocol.

OPEN DISCUSSION: None presented.

CONSENT AGENDA:

CA-1 February 3, 2026 PC Meeting Minutes

Mr. Fenton noted a correction to an announcement made by Ms. Kenepp. Ms. Meyers made note of the correction to the date and location of the Leadership Centre County event.

Mr. Forziat moved to approve the February 3, 2026 meeting minutes as amended.

Mr. Fenton seconded the motion.

Motion carried unanimously.

PLANS:

P-1 The Pennsylvania State University Relocate Existing Bike Path Near Innovation Park Preliminary/Final Land Development Plan

Ms. Schoch introduced Mr. Rich Manning from Penn State Design and Engineering Services. Mr. Manning reminded the Planning Commission that a sketch plan for this project had previously been reviewed. He explained that the proposal involves removing the existing bike path from Innovation Park to Farm Services Road and constructing a new Trail Surface Aggregate (TSA) path extending around Discovery Park.

The Commission inquired about vehicle access, restrictions, delineations, winter maintenance, and lighting. Mr. Manning stated that limited vehicular use is anticipated, including occasional landscaping vehicles and event transportation between Innovation Park and Beaver Stadium approximately seven times per year. No striping is currently present on the path, and none is proposed.



Winter maintenance and lighting are not provided on the existing path and are not proposed for the new path. Also, no additional restrictions beyond those currently in place are anticipated.

In response to questions regarding signage, Mr. Manning stated that signage is proposed, likely reading “Authorized Motor Vehicles Only”. The placement of the sign in relation to the entrance gate is intended to discourage unauthorized motor vehicle access while allowing pedestrian and bicycle traffic.

Regarding emergency access, Mr. Manning confirmed that Penn State emergency services will have the ability to unlock or bypass the gate if necessary.

Mr. Darrah moved to recommend Council approve the Pennsylvania State University Relocate Existing Bike Path Near Innovation Park Preliminary/Final Land Development Plan dated January 15, 2026, and last revised February 6, 2026, subject to the following conditions:

- 1. Within ninety (90) days from the date of approval by Council, all conditions must be satisfied, final signatures must be obtained, and the plan must be recorded with the Centre County Recorder of Deeds Office. Failure to meet the ninety (90) day recordation time requirement will render the plan null and void.*
- 2. Pay all outstanding review fees.*
- 3. Address to the satisfaction of the Township Engineer, any outstanding plan review comments.*
- 4. Fully comply with College Township Code Section 180-12.*
- 5. Provide proof of National Pollutant Discharge Elimination System (NPDES) approval.*
- 6. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.*

Mr. Forziat seconded.

Motion carried unanimously.

OLD BUSINESS:

OB-2 Dale Summit Area Hybrid/Form-Based Code – Uses

Mr. Darrah reviewed the consultant’s responses to questions raised at the February 3, 2026 meeting. He clarified that any use not specifically listed in the table of permitted uses is not considered permitted.

Mr. Forziat requested a comparison table outlining uses currently permitted within the Dale Summit Area under the Euclidian Code versus those proposed under the hybrid/form-base code.

Ms. Schoch displayed an updated table of permitted uses. The Commission discussed density limits in the Mixed Neighborhood Zone, specifically whether limiting development to eight units per lot may be overly restrictive. Commissioners agreed that “liquor store/state store” should be removed as a separate category and incorporated under retail uses.

Discussion followed regarding the classification of YMCA facilities, indoor recreation uses, and Boys and Girls Clubs may be more appropriately classified as educational or social clubs.

Mr. Forziat recommended that staff review the Centre Region Future Land Use Map (FLUM) and Regional Comprehensive Plan to ensure regional consistency. Ms. Schoch noted ongoing coordination with the Region, which anticipates presenting comprehensive plan updates in the coming months.

OB-1 Conditional Use Request – Legacy Boxing & Combat Sports Academy LLC

Mr. David Engle introduced himself as the representative for Channel Communications, the property owner, and introduced Mr. Derek Roth, owner of Legacy Boxing & Combat Sports Academy LLC. Mr. Roth described the business and its programming, which includes youth classes, a women-only class, and adult Judo and Mixed Martial Arts (MMA). He stated that participants seek both physical fitness and mental wellness benefits. He also noted plans to work with Parkinson’s patients to assist with motor skill development.



Mr. Roth outlined his credentials, including CPR and AED certification, USA Boxing Coach certification, Muay Thai Instructor certification, and Fitness and Nutrition Specialist certification. The gym is registered and insured through USA Boxing and the US Judo Association.

Mr. Roth explained that the inclusion of “Combat Sports” in the business name distinguishes the gym from other MMA facilities. Mr. Forziat expressed concern that the term “combat” could imply weapons. Mr. Roth assured the Commission that no weapons are used or permitted at the facility.

Mr. Din requested clarification of the youth age range. Mr. Roth confirmed the facility is fully accessible, including wheelchair access. While some patrons use the rear entrance during inclement weather, the main entrance is encouraged.

The Commissioners discussed whether a condition prohibiting weapons could be included in the approval recommendation. It was noted that such a condition could be recommended to Council but may be deemed unreasonable by the solicitor.

Mr. Rimmey made a motion to recommend Council approve the application for Conditional Use for Legacy Boxing and Combat Sports Academy LLC as per described.

Mr. Din seconded the motion.

Motion passed with a voted of 4:0:2, with Mr. Forziat and Mr. Fenton abstaining.

Mr. Forziat stated that while he supports the business plan, he has concerns regarding the potential for weapons.

NEW BUSINESS: No *New Business* items presented.

REPORTS:

R-1 Council Report

Mr. Fenton reported that at the February 5, 2026 meeting, Council set the public hearing for the Conditional Use application discussed earlier. He also noted a presentation delivered during the proclamation recognizing Black History Month.

R-2 Centre Region Planning Commission (CRPC) Report

Mr. Forziat reported that CRPC met on February 5, 2026 and discussed the DRI process, Act 537 Plan, the Regional Comprehensive Plan, and the Future Land Use Map. He also serves on the Projects Committee of the Centre County Metropolitan Planning Organization (CCMPO).

STAFF INFORMATIVES:

SI-1 February 2026 EZP Update

No further discussion.

OTHER MATTERS: No *Other Matters* presented.

ANNOUNCEMENTS:

Mr. Darrah announced the next regular PC meeting will be held on Tuesday, March 3, 2026 at 7:00 p.m.

ADJOURNMENT:

Mr. Forziat moved to adjourn February 17, 2026 PC meeting.

Mr. Rimmey seconded the motion.

Motion carried unanimously.

Meeting adjourned at 8:56 p.m.



*** Draft ***

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning



February 27, 2026

College Township
1481 East College Avenue
State College, PA 16823

RECEIVED
FEB 27 2026
College Township
ENGINEERING DEPARTMENT

Re: Park Furniture Store- Sketch Plans (PTE # 25091)

Dear College Township Council,

We are writing to kindly request that our project, "**Park Furniture - Shiloh Community Park**," be placed on the **agenda for the next regularly scheduled meeting** of the College Township Planning Commission & Council.

The purpose of this request is to present an **informal sketch plan** to the Commission and Township staff for the purpose of **discussing the proposed development** and obtaining preliminary advice.

We wish to emphasize that this is **not a formal application** for a planned development. We understand that the filing of this sketch plan and our presence at the meeting do not constitute a formal plan submission and that any recommendations or advice provided by the Planning Commission during this meeting will **not be binding** on any future formal applications.

Thank you for your time and assistance with this project. We look forward to discussing our plans with the Commission. If anything, else is needed to consider, please do not hesitate to contact me directly at 814-231-8285, extension **310**, or by e-mail at **mtorretti@PennTerra.com**.

Sincerely,

A handwritten signature in black ink that reads "Mark Torretti".

Mark Torretti
Project Manager

Cc:25091



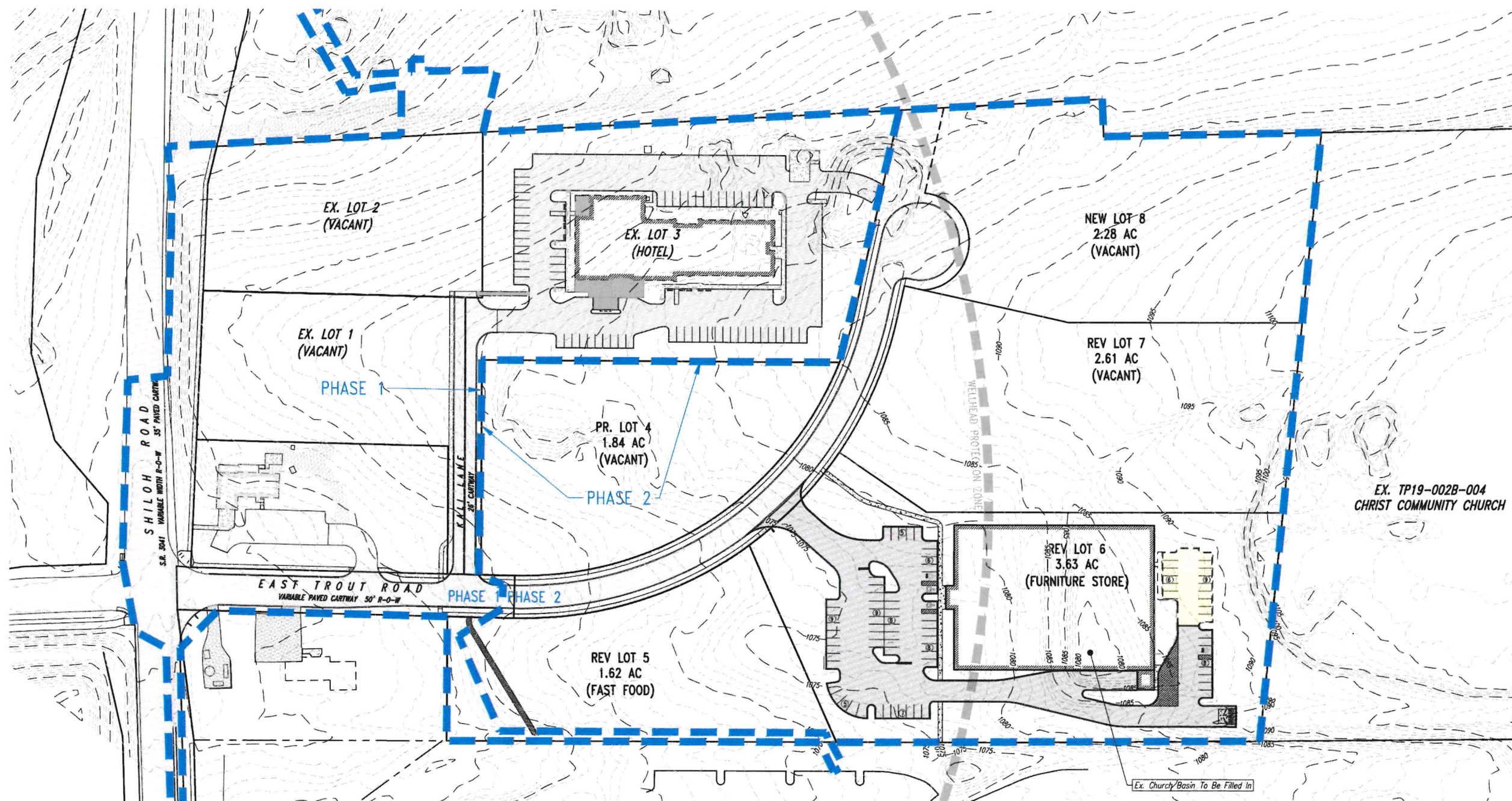
PennTerra
ENGINEERING INC.
 3075 ENTERPRISE DRIVE
 SUITE 100
 STATE COLLEGE, PA 16801
 PH: 814-231-8285
 www.PENNTERRA.com

COPYRIGHT 2008 BY THE ENGINEER
 THE INFORMATION CONTAINED HEREIN MAY NOT
 BE USED OR COPIED IN ANY MANNER WITHOUT
 THE WRITTEN PERMISSION OF THE ENGINEER
 EXCEPT AS OTHERWISE PROVIDED BY APPROPRIATE
 LAWS OR STATUTES.
 © PENNTERRA ENGINEERING 2008
 ALL RIGHTS RESERVED

RECEIVED

FEB 27 2026

College Township
ENGINEERING DEPARTMENT



Designer(s)	
Environmental	
Proj. Manager	
Surveyor	
Perimeter Cr.	
Book	Pg.
File	JOB NO.
Layout	OVERALL

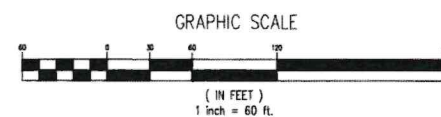
Date	Description	REVISIONS

PARK FURNITURE
 COLLEGE TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

SKETCH

FURNITURE STORE - OVERALL SUBDIVISION
 (REVISED LOTS 5, 6, 7, & 8 OF SHILOH COMMERCIAL PARK)

PROJECT NO.	25091
DATE	FEBRUARY 26, 2026
SCALE	1" = 60'
SHEET NO.	1



COPYRIGHT 2025 BY THE ENGINEER
 THE INFORMATION CONTAINED HEREIN MAY NOT
 BE USED OR COPIED IN ANY MANNER WITHOUT
 THE WRITTEN PERMISSION OF THE ENGINEER
 EXCEPT AS OTHERWISE PROVIDED BY APPROPRIATE
 LAWS OR STATUTES.
 © PENNTERRA ENGINEERING 2025
 ALL RIGHTS RESERVED

Designer(s) _____
 Environmental _____
 Proj. Manager _____
 Surveyor _____
 Perimeter Ch. _____
 Book Pg _____
 File _____
 Layout **LOT 6 SEMI**

PARK FURNITURE
 COLLEGE TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

SKETCH

**FURNITURE STORE
 - (REVISED LOT 6
 OF SHILOH
 COMMERCIAL PARK)**
 SEMI TRUCK TURNING
 TEMPLATE

PROJECT NO.
25091
 DATE
FEBRUARY 26, 2026
 SCALE SHEET NO.
1"=30' 3

SURVEY FEATURES LEGEND

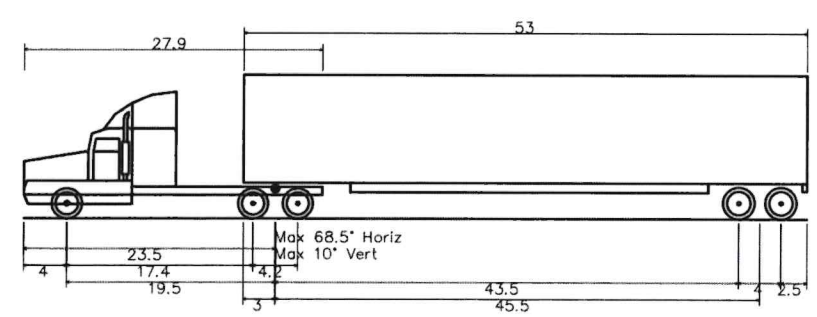
- Property Line, Lot Line or Right of Way Line
- - - - - Adjoining Property Line
- Building Setback Line
- - - - - Easement Line
- Property Line To Be Revised

EXISTING FEATURES LEGEND

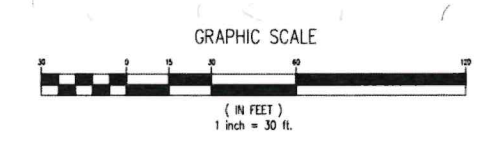
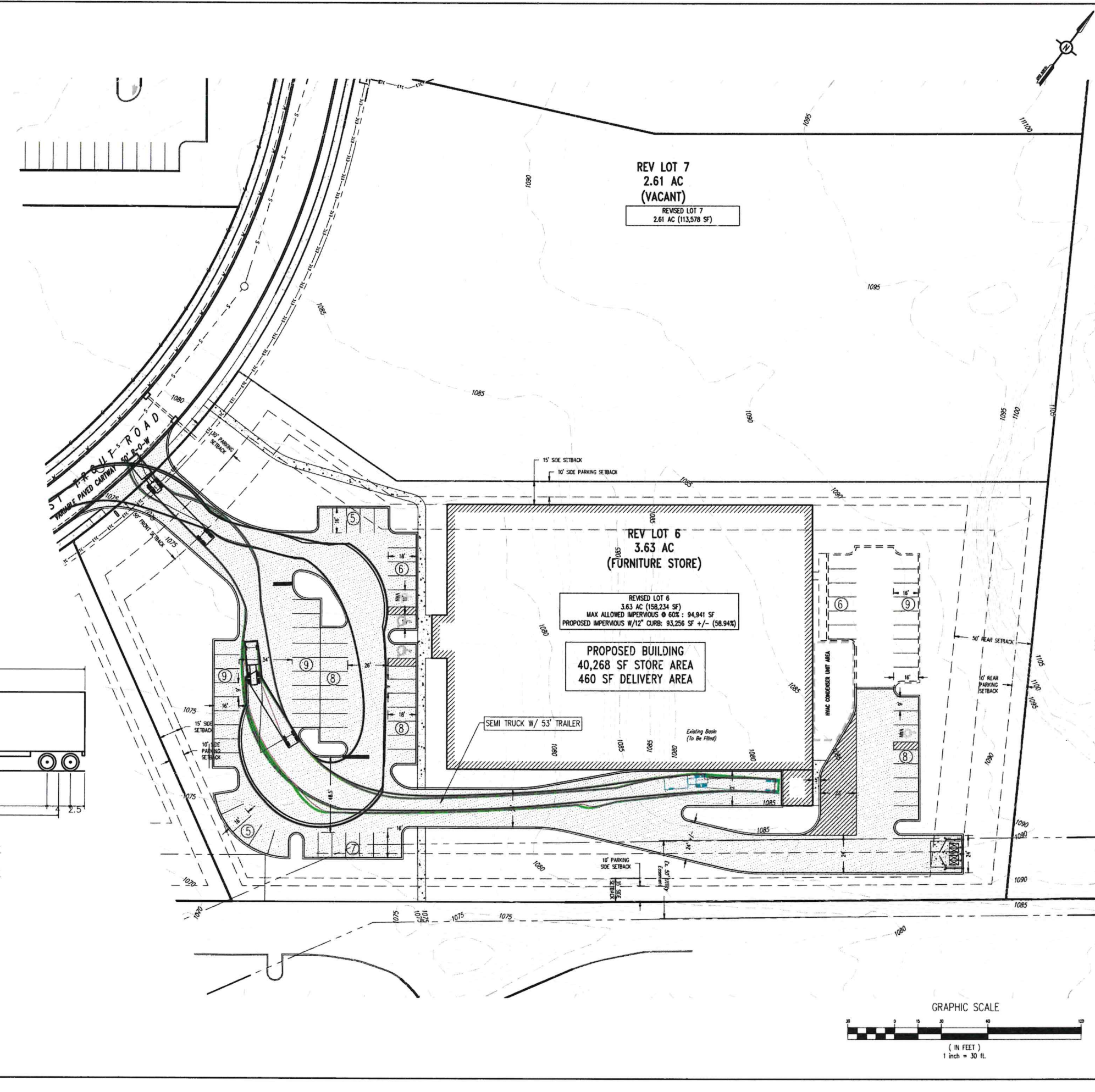
- Existing Curbing (Per Shiloh Commercial Park - Phase 2)
- Existing Concrete Areas (Per Shiloh Commercial Park - Phase 2)
- Existing Pavement Areas (Per Shiloh Commercial Park - Phase 2)
- Existing Gravel Areas (Per Shiloh Commercial Park - Phase 2)
- Existing Contours #/ Elevation (1's) (Per Shiloh Commercial Park - Phase 2)
- Existing Contours #/ Elevation (5's) (Per Shiloh Commercial Park - Phase 2)
- Existing Sanitary Sewer w/ Manhole (Per Shiloh Commercial Park - Phase 2)
- Existing Sanitary Sewer Lateral w/ Clean Out (Per Shiloh Commercial Park - Phase 2)
- Existing Water Line w/ Valve (Per Shiloh Commercial Park - Phase 2)
- Existing Water Service Lateral (Per Shiloh Commercial Park - Phase 2)
- Existing Storm Sewer Line w/ Inlet (Per Shiloh Commercial Park - Phase 2)
- Existing Gas Line (Per Shiloh Commercial Park - Phase 2)
- ETC ETC Existing Combined Utility Conduit (Per Shiloh Commercial Park - Phase 2)
- Existing Fire Hydrant (Per Shiloh Commercial Park - Phase 2)
- Existing Manhole (Per Shiloh Commercial Park - Phase 2)

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING
- PROPOSED CURBING & EDGE OF PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED BITUMINOUS PAVEMENT AREAS
- PROPOSED PAINTED SITE CROSSWALK (ACCESSIBLE ROUTE)
- PROPOSED PAINTED HANDICAPPED PARKING SYMBOLS
- PROPOSED PARKING STALL COUNT



WB-67 - Interstate Semi-Trailer
 Overall Length 73.501ft
 Overall Width 8.500ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°





COLLEGE TOWNSHIP

MEMORANDUM

To: College Township Planning Commission
From: Lindsay K. Schoch, AICP | Principal Planner
Thru: Keri Kenepp, Economic Development Director
Date: February 27, 2026 (for discussion at the March 3 Planning Commission Meeting)
Re: Uses in Dale Summit – Use Chart

Purpose of This Memo

The purpose of this memorandum is to provide the Planning Commission (PC) with updated materials reflecting the discussion held at the previous PC meeting, specifically related to Permitted Uses within the Dale Summit area.

Following the meeting, staff conducted a comprehensive review of all uses currently permitted township-wide, including both uses permitted by right and conditional uses across all zoning districts. This review was undertaken to ensure consistency, clarity, and alignment with the intent of the proposed Hybrid/Form-Based Code.

As discussed previously, Form-Based Zoning is designed to broaden and simplify land use categories in order to allow flexibility over time. The emphasis of the code update is not on narrowly defined uses, but rather on the physical form, scale, and character of development, ensuring that new development fits appropriately within its surrounding context.

Attached to this memorandum is an updated Table of Uses that reflects the feedback provided by the PC and the additional analysis completed by staff. Please review the materials in advance of the upcoming meeting. Staff look forward to discussing the revisions and receiving a recommendation from the PC.

Staff Recommendation: The PC should review the attached Table of Uses, discuss, and make a recommendation to Council regarding the Table of Uses.

Table of Uses

Key: Use	■ Permitted Use by Right	□ Conditional Use			
	Zone				
	Mixed Neighborhood	Mixed Core	SD 1- Nittany Mall	SD-2 Shiloh Road	SD-3 Corning Industrial
Residential					
1 - 7 Dwellings per Lot	■	■			
8 Dwellings per Lot	■	■	■		
10 to 15 Dwellings per Lot	■	■	■	■	
More than 15 Dwellings per Lot		■	■	■	
Residential dwellings located in non-residential buildings	■	■		■	
No-Impact Home Based Business	■	■	■	■	■
Home Occupations	■	■			
Live/Work	■	■	■		
Lodging					
12 Rooms or Less	■	■			
More than 12 Rooms		■	■	■	
Bed and Breakfast	■	■			
Commercial					
Retail	■	■	■	■	
Automobile Sales		□		■	■
Automobile Services		□		■	■
Day Care	■	■	■		
Convenience Store (no dispensing of fuel)	■	■	■	■	■
Gas Station / Dispensing of fuel				■	■
Eating and Drinking Establishments	■	■	■	■	■
Market, Permanent	■	■	■	■	
Business/Market, Temporary	■	■	■	■	
Office Uses (including Medical)	■	■	■	■	■
Self-Storage					■
Service, Professional	■	■	■	■	
Service, Personal	■	■	■	■	
Movie Theatre		■	■	■	

Use	Mixed Neighborhood	Mixed Core	SD 1 – Nittany Mall	SD 2 – Shiloh Road	SD 3 – Corning Industrial
Indoor Recreation	■	■	■	■	■
Civic (i.e. convention center, library, museum, gallery, meeting hall, performing arts, etc.)	□	□	□	□	□
Religious Assembly	■	■	■	■	■
School, Elementary or Middle	□	□	□		
School, High	□	□	□		
School, College or University		□	□	□	□
Civil Support					
Fire/Police/Ambulance services and facilities	■	■	■	■	■
Open Space / Recreation					
Bandshells and open-air amphitheaters			■	■	
Conservation Areas	■		■	■	■
Community Garden	■	■	■	■	■
Green	■	■	■	■	■
Multi-Purpose field	■	■	■	■	■
Park	■	■	■	■	■
Playground	■	■	■	■	■
Plaza	■	■	■	■	■
Square	■	■	■	■	■
Agricultural					
Processing/Packaging					■
Forestry	■	■	■	■	■
Wine tasting	■	■	■		
Commercial Green House				■	■
Industrial (light)					
Ground Transportation			■	■	■
Light Industrial / Light Manufacturing		■	■	■	■
Storage and Distribution				■	■
Mobility Hub			■	■	■
Commercial Laundry				■	■
Warehousing				■	■

Key:	■	□
	Permitted Use by Right	Conditional Use

Zoning Bulletin

in this issue:

Conditional Use Permits	1
Special Use Permits	3
Substantive Due Process	4
Historic Preservation	5
Around The Nation	6

Received

FEB 12 2026

College Township
Zoning

Conditional Use Permits

Local planning development committee denied to operate outdoor beer garden, so brewery and its owner sued

Citation: *Minocqua Brewing Company LLC v. Hess*, 2025 WL 3292188 (7th Cir. 2025)

The Seventh U.S. Circuit has jurisdiction over Illinois, Indiana, and Wisconsin.

The Minocqua Brewing Company and its owner (collectively, MCC) alleged that individual supervisors of the Oneida County Planning and Development Committee (PDC) denied a permit to operate an outdoor beer garden in retaliation for the owner’s political speech.

A lower court denied MCC’s request for an injunction to block the PDC’s decision. The court found that it was unlikely that MCC would succeed on the merits—MCC had conceded that it may have violated many permit conditions and couldn’t point to any evidence of pretext concerning the permit’s denial.

MCC appealed to the Seventh U.S. Circuit Court of Appeals.

DECISION: Denial of preliminary injunction upheld.

MCC didn’t demonstrate a likelihood of success on the merits.

A CLOSER LOOK

The owner of MCC, a microbrewery and pub that sold craft beer as well as some merchandise, including political merchandise, only operated his business seasonally because the town of Minocqua was a summer tourist destination. He was also politically active and a “prolific poster” on social media who garnered a following.

In 2020, the owner started to mobilize MCC, its products, and its social media platform to engage in political advocacy, beginning with a display of a “Biden Harris” sign. He also created a “Progressive Beer” collection, with beers named after prominent politicians.

In 2021, MCC moved to a different location and the owner announced on social media that his new tap room would become a gathering spot for discussions about local politics and progressive activism.

In August 2021, MCC applied for an administrative review permit (ARP) to open what it described as a craft brewery retail outlet at MCC’s site.

In March 2022, the Oneida County Planning and Zoning Department granted MCC the requested ARP, which allowed the operation of MCC’s retail outlet but prohibited any associated outdoor operations, as those would have required a conditional use permit.

Despite the terms of the ARP for indoor retail sales, MCC operated some of its retail sales outdoors during the summer months of 2022.

Then, in November 2022, MCC filed an application for a conditional use permit (CUP) to operate an outdoor beer garden.

The application, which was not completed until February 24, 2023, proposed adding a driveway on land partially owned by the town of Minocqua.

Because Minocqua officials refused MCC permission to use town land for a driveway, the PDC denied the CUP for the outdoor beer garden on April 19, 2023.

MCC didn't appeal the denial to the Board of Adjustment (BoA). Instead, it submitted a revised CUP application for the beer garden on May 10, 2023.

In the meantime, MCC was in violation of the ARP by operating its retail sales outlet outdoors during the 2023 summer season. Simultaneously, the owner continued to criticize town and county officials on social media and in public hearings.

On August 2, 2023, the PDC met to consider the open and ongoing violations of the permit for the retail sales. It also considered MCC's revised application for a CUP for an outdoor beer garden.

The PDC voted to revoke the ARP for the retail sales portion of the business based on MCC's violations of the terms of that permit but tabled the discussion of the CUP for the beer garden.

MCC appealed the revocation of the retail permit to the BoA on August 9, 2023, but rather than also appealing the denial of the permit for the beer garden, it submitted three new alternate plans to the PDC.

Ultimately, the PDC granted a CUP for one of the three options MCC proposed in its permit application for an outdoor beer garden, provided it met all of the conditions set forth in the permit application prior to the start of the outdoor operations.

MCC opened the beer garden at the start of the 2024 summer tourist season but admitted that it hadn't met all of the required conditions. Consequently, the PDC held a public meeting to consider suspending or revoking the beer garden's CUP. During that hearing, MCC's attorney conceded that the business hadn't complied with some conditions of the permit, and informed the PDC that MCC could only commit to fulfilling all of the conditions by October, after the summer tourist season had ended.

The PDC voted to suspend MCC's permit for the outdoor beer garden for 90 days, reserving the option to lift the suspension sooner if it came into compliance with the conditions of the permit. MCC didn't appeal to the BoA and ignored the suspension, continuing to operate the beer garden throughout that summer.

During this time, the owner once again took to social media to criticize county officials.

The PDC held another public hearing to address MCC's ongoing violations following the suspension of the permit. MCC's attorney didn't contest that the beer garden remained open after the suspension, and based on the past and ongoing violations of the CUP and the defiance of the suspension, the PDC voted to revoke the permit in its entirety.

Contributors

Laura Scott, Esq.

For authorization to photocopy, please contact the **Copyright Clearance Center** at 222 Rosewood Drive, Danvers, MA 01923, USA, <http://www.copyright.com>, Toll-Free US +1.855.239.3415; International +1.978.646.2600 or **Thomson Reuters Copyright Services** at 2900 Ames Crossing Rd, Suite 100, Eagan, MN 55121, USA or copyright.west@thomsonreuters.com. Please outline the specific material involved, the number of copies you wish to distribute and the purpose or format of the use.

This publication was created to provide you with accurate and authoritative information concerning the subject matter covered; however, this publication was not necessarily prepared by persons licensed to practice law in a particular jurisdiction. The publisher is not engaged in rendering legal or other professional advice and this publication is not a substitute for the advice of an attorney. If you require legal or other expert advice, you should seek the services of a competent attorney or other professional.



610 Opperman Drive
P.O. Box 64526
St. Paul, MN 55164-0526
1-800-229-2084

email: west.customerservice@thomsonreuters.com

ISSN 0514-7905

©2026 Thomson Reuters

All Rights Reserved

Quinlan™ is a Thomson Reuters brand

BACK TO THE COURT'S RULING

MCC conceded that:

- **it had failed to comply with several conditions of the issued permit;**
- **it had operated the outdoor activities even after the PDC suspended the permit; and**
- **it had not satisfied all of the conditions of the permit.**

MCC made “conclusory statements that no other businesses were subjected to the same permitting requirements—a statement for which [it] asserted no personal knowledge—and evidence of statements and conduct by government officials who had no decision-making authority over the permitting process.”

But the facts showed that this case involved an “applicant refusing to follow specific conditions in the past and violating every permit he had for the past three plus years.” The owner was “currently violating a known permit right now,” the court wrote.

The bottom line: MCC claimed it was entitled to the injunction because it had been subjected to First Amendment retaliation. “A plaintiff seeking a preliminary injunction must establish a likelihood of success on the merits, a likelihood of suffering irreparable harm in the absence of preliminary relief, that the balance of equities tips in the

plaintiff's favor, and that an injunction is in the public interest. . . . Of all of these factors, the likelihood of success on the merits ordinarily carries the most weight," the Seventh Circuit explained.

MCC's "likelihood of succeeding on the merits, in turn, depend[ed] on [its] prospects of successfully meeting the elements of a First Amendment retaliation claim. To do so, [it had to] demonstrate (1) [it] engaged in protected First Amendment activity, (2) [it] suffered a deprivation because of that activity, and (3) causation—that is, that the First Amendment activity was at least a motivating factor in the [PDC's] decision to take the retaliatory action."

"Unquestionably [the owner] engaged in protected political speech by posting political signs and criticizing the government officials who denied his permit. And there is also no doubt that the plaintiffs allege a deprivation that resulted from that speech—that they were denied the permits they needed to operate the outdoor beer garden. The plaintiffs have therefore satisfied the first two elements of a First Amendment retaliation claim," the court added.

But on the issue of causation—that is, whether the First Amendment activity was "a substantial or motivating factor in the [c]ommittee members' decision to deny the plaintiffs a permit," the claim fell apart.

While MCC claimed the "requirements of the conditional use permit were unduly restrictive or selective, . . . the evidence . . . demonstrated that the conditions largely matched the details of the proposal set forth in the Brewery's own permit application, and that the plaintiffs did not challenge those conditions at the time of the permit application. The plaintiffs did not present evidence of other similarly situated businesses that were issued permits without similar conditions," the court concluded.

PRACTICALLY SPEAKING

The appeals court reviewed the denial of the request for the preliminary injunction for an "abuse of discretion, viewing its legal conclusions de novo, and findings of fact for clear error."

Special Use Permits

Property owner claims city's denial of request to use residence for religious assembly violated RLUIPA and FACE Act

Citation: *Grand v. City of University Heights, Ohio*, 159 F.4th 507 (6th Cir. 2025)

The Sixth U.S. Circuit has jurisdiction over Kentucky, Michigan, Ohio, and Tennessee.

A property owner filed suit alleging that the City of University Heights, Ohio's zoning laws requiring a special use permit (SUP) to use a home as "place of religious assembly" violated the Religious Land Use and Institutionalized Persons Act (RLUIPA), Freedom of Access to Clinic Entrances Act (FACE Act), as well as Constitution.

A lower court granted the city judgment without a trial, and the owner appealed.

DECISION: Affirmed.

The constitutional and RLUIPA claims weren't ripe for court review; a housing inspector's warrantless search of the owner's home didn't violate the Fourth Amendment; and a threat by the city's mayor to ticket the owner for violating housing code didn't violate the FACE Act.

THE FACTS

As part of his Orthodox Jewish faith, Daniel Grand was required to pray three times daily with a group of 10 men through a "minyan." He was also forbidden from driving on the Sabbath, which made traveling to and from synagogues difficult. To more easily, and more "seriously," pray on the Sabbath, Grand began inviting friends to pray with him on the holy day. He emailed about 12 neighbors, inviting them to three prayer sessions "for the inauguration of the Shomayah Tefilah Beis Hakeneset" at his home. The invitation referred to the event as a "shul," which in Hebrew referred to a synagogue or a house where prayer groups were held. Grand introduced a rabbi for the event and asked guests to "spread the word" and "consider bring[ing] someone" with them.

A displeased neighbor forwarded Grand's email to the mayor, who forwarded it to the city's law director who issued a cease-and-desist letter and told Grand to stop violating the city's zoning laws. The letter informed Grand that the city "ha[d] been made aware that [he] intend[ed] to use" his house as "a place of religious assembly" even though Grand's house was zoned U-1, which barred the "use of the [p]remises as a place of religious assembly and/or in operation of a shul or synagogue."

After receiving the letter, Grand cancelled the next prayer meeting. Then he applied for a SUP. The applicable ordinance stated that while only single-family dwellings, municipal or library buildings, and buildings owned by a board of education could be operated in a U-1 zone, a property owner could obtain a SUP if they wanted to operate a "[h]ouse of worship" within a U-1 zone.

Before city officials could finally resolve Grand's petition, he withdrew the request, stating that he did not "wish to operate a house of worship as is defined under the zoning ordinance." But, Grand then filed suit against the city and several officials, raising a host of statutory and constitutional claims.

MORE FROM THE COURT

Ripeness—"In the land-use context, one important factor in a dispute's fitness for judicial decision [wa]s a 'finality' requirement—a concrete and final decision by the local authorities," which here hadn't been met since Grand couldn't "point to a final decision implementing the challenged ordinance, and [did] not show that delayed adjudication w[ould] harm him."

Grand conceded that the planning commission, the city council, and the zoning board of appeals hadn't "ever determined whether [the ordinance] applie[d] to the kinds of gatherings [he had] in mind. And because Grand withdrew his application, the zoning board . . . never issued a final decision—or for that matter any decision—about his eligi-

bility for a [SUP]. The government body ‘charged with implementing the regulations,’ in short, has not ‘reached a final decision regarding the application of the regulations to the property at issue,’ ” which meant Grand’s claims never “ripened into a dispute suitable for federal review.”

FACE Act/Fourth Amendment claims—Grand contended that the city violated his Fourth Amendment rights by sending a housing inspector into his home without a warrant. But this claim failed because consent had been provided for the inspector to enter.

“Consent, . . . creates an exception to the ordinary rule. . . . That consent, moreover, need not come from the property owner himself. . . . So long as the consenting party had ‘apparent or actual authority over the premises,’ the consent is valid,” the court explained.

Here, “Grand’s wife gave the inspector permission to search the house. Nothing about their exchange would lead an officer to think Grand’s wife lacked authority over the house. Her consent forecloses her husband’s argument,” the court added.

Further, the FACE Act also failed. Grand claimed the city violated this law by ordering police officers to drive by his home and by asking his neighbors to file reports if they saw people congregating at his house.

“The FACE Act created civil remedies against ‘[w]hoever . . . by force or threat of force or by physical obstruction . . . interfere[d] with or attempts to . . . interfere with any person lawfully exercising or seeking to exercise the First Amendment right of religious freedom at a place of religious worship.’ ” “We interpret the phrase ‘threat of force’ as referring to a serious expression of intent to inflict bodily harm,” the court added.

Here, the lower court ruled the city’s actions didn’t constitute “force,” “threat of force,” or “physical obstruction” within the meaning of the Act.

In his “reply brief”—and only there—Grand suggest[ed] that a statement the law director made amounted to a “threat of force.” But “arguments made for the first time in a reply brief are forfeited,” the court wrote. And, Grand’s argument would still fail even if he had properly raised it. The “only threat was to ticket Grand for violating the housing code. Few among us enjoy receiving a code citation. But [the law director’s] reference to ‘appropriate remedies in court’ . . . does not remotely express ‘intent to inflict bodily harm.’ ”

Case Snapshot:

A homeowner applied for a SUP to use his home as “a place of religious assembly” under the local zoning laws. Before city officials could resolve his petition, he withdrew the request, stating that he did not “wish to operate a house of worship as is defined under the zoning ordinance.” But he filed suit against the city anyway, alleging violations of the RLUIPA and the FACE Act, as well as constitutional violations.

Substantive Due Process

Farm claims substantive due process violations stemming from issuance of violations for accumulation of trash and debris

Citation: *Codorun Farms, Inc. v. West Manchester Township*, 2025 WL 3043375 (3d Cir. 2025)

The Third U.S. Circuit has jurisdiction over Delaware, New Jersey, Pennsylvania, and the Virgin Islands.

Codorun Farms Inc. (Codorun) filed a claim against the West Manchester Township, Pennsylvania and several township officials (collectively, the defendants) for violating its substantive due process rights under the Fourteenth Amendment.

The lower court granted the defendants’ request to dismiss the lawsuit. Codorun appealed.

DECISION: Affirmed.

Codorun’s complaint didn’t plausibly allege a substantive due process violation.

A CLOSER LOOK

Codorun owned more than 400 acres of farmland in York County, Pennsylvania. In February 2021, Codorun accepted a monetary sum from the township in exchange for abandoning its then pending “Right to Know Law” request. Thereafter, three events took place that formed the basis of Codorun’s constitutional claim.

Trash removal—The township ceased a longstanding practice of removing trash that was illegally dumped on Codorun’s property along Old Salem Road. Codorun claimed it did so as a result of its litigation against it.

Accumulation of debris—In 2022, the township issued a notice of violation to Codorun for accumulation of debris along Old Salem Road in violation of a township zoning ordinance. Codorun claimed it issued this violation notice even though officials knew the debris was due to illegal dumping.

Building permit—The township also issued a notice of violation for Codorun’s failure to secure a building permit prior to erecting stone pillars on its property. These pillars had been in place for months by the time the notice was issued, and over the township’s opposition, Codorun obtained a zoning variance for the pillars from the Zoning Hearing Board.

Codorun claimed the township drove these three actions by “malicious intent,” “ill will[,] and animus.” Further, it contended that they comprised a “concerted course of conduct . . . designed to specifically target [Codorun].” As a result, Codorun alleged that the defendants acted under color of law to violate its Fourteenth Amendment substantive due process rights.

The defendants requested dismissal, arguing that Codorun hadn’t stated a claim for violation of its substantive due process rights.

MORE FROM THE COURT

This case raised two issues for the Third U.S. Circuit Court of Appeals to decide:

- **Did the lower court err in finding that Codorun failed to state a claim for violation of its substantive due process rights?**
- **Did it err in the failing to accept Codorun’s allegations as true at the motion to dismiss stage?**

Substantive due process claim—“The District Court correctly regarded each of the challenged actions by [d]efendants as executive in nature. Codorun challenge[d] this conclusion as to only one act: the [t]ownship’s discontinuation of trash removal. But Codorun d[id] not allege that the change in the [t]ownship’s practice impacted a ‘large segment’ of society, and the [c]omplaint [didn’t] offer . . . factual support for Codorun’s position that the [t]ownship’s actions should be considered legislative. Accordingly, the District Court did not err in characterizing the Township’s cessation of disposal services as executive,” the appeals court explained.

Since the challenged acts were executive, a “shocks the conscience” standard applied. According to Codorun the defendants conduct met this standard because the challenged acts were “motivated by malice and animosity.” But applicable case law precedent “ma[de] clear that an improper motive [wa]s not enough to shock the conscience. . . . Moreover, the alleged conduct f[ell] squarely within the range of zoning disputes that [the court had] found d[id] not shock the conscience.” Thus, Codorun failed to state a claim for violation of its substantive due process rights.

CASE NOTE

Codorun also argued the lower court applied the wrong standard of review of his claim. Specifically, Codorun claimed the court failed to take its allegations as true in evaluating its motion to dismiss and improperly assessed the credibility of allegations of malice. But the court had “determined that, *even taking as true the allegations of personal animosity,* the allegations of improper motive did not rise to the level required by the ‘shocks the conscience’ standard.” “We see nothing in the District Court’s opinion that suggests it failed to accept the allegations as true, despite its explicit statement that it did. Therefore, we reject Codorun’s argument that the District Court applied the incorrect standard of review,” the Third Circuit wrote.

Historic Preservation

Developer challenges home’s historic landmark status so it can demolish it and build two new dwellings

Citation: *South Nassau Building Corp. v. Town Board of Town of Hempstead*, 2025 WL 2721638 (E.D. N.Y. 2025)

South Nassau Building Corp. (SNBC) bought a two-story, single-family Colonial Revival-style home that became the subject of this lawsuit in the Wantagh section of Hempsted,

New York. Its explicit intent was to knock down the existing dwelling, which had been built in 1925, and subdivide the lot to accommodate two new homes. By SNBC’s estimation, it would make a projected \$600,000 in profit.

Some residents opposed SNBC’s plan and urged the town board to designate the home as a historic landmark. The town board voted to designate it as such, so SNBC was barred from demolishing or significantly altering the home without LPC approval.

SNBC challenged the landmark designation as an unlawful taking without just compensation, in violation of the Fifth Amendment. It argued the designation blocked its intended use of the property, and effectively destroyed the home’s economic value.

The town argued that the landmark designation relied on the home’s uniqueness of architectural design and aesthetic interest, even though the evidence showed that Colonial Revival homes from that period were common to the area.

Since the home’s landmark status impeded SNBC’s plans to demolish the house and build two new houses, it filed suit against the town board and its landmarks preservation commission (LPC).

The court dismissed SNBC’s claims against the LPC and its claim against the town board alleging a categorical taking without just compensation in violation of the Takings Clause. SNBC then asked the court for judgment on its remaining claims, and the town board filed a cross-request for judgment.

DECISION: Town board’s request for judgment granted.

SNBC hadn’t obtained a final decision clarifying the extent of development that would be permitted on its property.

“While the [LPC] seems likely to reject the original plan involving the demolition of the landmarked house, [SNBC’s] failure to pursue any other plan despite the existence of a possible alternative configuration ‘leaves undetermined the permitted use of the property in question,’ ” the court wrote. Thus, SNBC’s “non-categorical takings and substantive due process claims [we]re unripe,” and the town board was entitled to judgment on these claims.

A CLOSER LOOK

As-applied “vagueness” challenge—SNBC didn’t contend that Hempsted’s ordinance “threaten[ed] First Amendment interests,” so “only its as-applied vagueness challenge [wa]s viable.”

“Assessing the sufficiency of an ordinance’s enforcement standards in an as-applied challenge involves two steps. First, the court asks whether the ‘statute as a general matter provides sufficiently clear standards to eliminate the risk of arbitrary enforcement.’ . . . Second, ‘even in the absence of such standards,’ the court may reject a vagueness challenge if ‘the conduct at issue falls within the core of the statute’s prohibition, so that the enforcement before the court was not the result of the unfettered latitude that law enforcement officers and factfinders might have in other, hypothetical applications of the statute.’ ”

Here, the question “starts and ends at the first step

because the [o]rdinance sets forth sufficiently clear standards to curb arbitrary enforcement as a general matter.” “To determine whether the Ordinance provides generally clear enforcement standards, I begin with ‘the words of the ordinance itself.’ ” the court wrote.

“Two of its provisions speak to the standard for designating a landmark. Most directly, [s]ection 76-1 of the Town Code defines a landmark as ‘[a]ny place, structure or building of historical value or aesthetic interest by reason of its antiquity or uniqueness of architectural design or as part of the development, heritage or cultural characteristics of the town, county, state or nation.’ . . . In addition, [s]ection 76-6(A) delineates the factors the Landmarks Commission must consider, to the extent applicable, in recommending a landmark application to the Board. These factors are ‘the special character, ambiance, historical significance, aesthetic value and uniqueness of architectural design of the proposed landmark.’ ” it added.

Both provisions left “ample room for the Board and Landmarks Commission to exercise discretion in deciding landmark applications. The Ordinance does not define ‘historical value,’ ‘aesthetic interest,’ ‘uniqueness,’ or ‘antiquity.’ Indeed, each of these concepts is partly subjective. Such ‘flexibility and reasonable breadth,’ however, does not necessarily violate due process,” the court concluded, noting that “[t]o the contrary, courts have generally held that concepts like cultural significance, historical value, and aesthetic interest have common sense meanings that can be applied in a reasonably objective manner.”

The bottom line: There was case law precedent that “rejected vagueness challenges to historic preservation ordinances similar in some respects to th[is] [o]rdinance.”

PRACTICALLY SPEAKING

There was “no question what the [o]rdinance require[d]: To be eligible for landmarking, a building must have ‘historical or aesthetic interest,’ and that interest must be tied to ‘its antiquity or uniqueness of architectural design’ or to its connection with ‘the development, heritage or cultural characteristics of the town, county, state or nation,’ ” section 76-1 of Hempstead’s code stated. “The factors set out in [section] 76-6(A) further guide the Landmarks Commission in determining whether a building meets this standard—and by extension the Board in acting on the Commission’s recommendation. While these terms are partly subjective, they have common sense meanings that—like other historic preservation statutes—adequately cabin the discretion of the Board and Landmarks Commission.”

Further, New York law gave “additional protection by authorizing individuals to challenge local agency action on the ground that it was arbitrary and capricious or an abuse of discretion” through an “Article 78” proceeding.

Here, SNBC claimed the board’s interpretation of the ordinance was unconstitutionally vague because it allowed the board to essentially ignore the ordinance’s text.

“While it is a close question, the Board’s decision, taken as a whole, does not support [SNBC’s] contention that the [b]oard interpreted the [o]rdinance to permit the use of extra-statutory considerations in designating [its] property a landmark. Rather, further review of the [b]oard’s decision

indicates that it was based on [its] judgment—reasonable or not—about the house’s aesthetic and architectural value and its connection to Hempstead’s history.”

The board had cited the home’s “ ‘graceful, classically inspired symmetry,’ which in its view ‘exemplifie[d] the Colonial Revival Style.’ ” Also it found that the house’s “ ‘style, size, and date of construction’ typif[ied] the era ‘when Wantagh made the transition to suburban community,’ making the house an ‘historical, architectural, and cultural anchor of’ the neighborhood.” It also noted the contributions to the community and nation of various individuals who had lived in the house.

“Agree with the Board’s decision or not, it was—as the Ordinance requires—grounded in the Board’s judgment about the house’s ‘historical, architectural, or cultural significance to the local community.’ ”

The bottom line: “[T]he relevant point for purposes of the vagueness inquiry is that it is clear *what* standard the Board was applying. Whether its application of that standard was arbitrary and capricious or an abuse of discretion is a question an Article 78 proceeding might have resolved. [SNBC] did not pursue such review,” the court explained.

Since the ordinance as applied to SNBC’s property “provide[d] ‘sufficiently clear standards to eliminate the risk of arbitrary enforcement,’ [the court] need not consider whether the property at issue falls within the [o]rdinance’s ‘core.’ ” This meant SNBC’s claim that the ordinance was unconstitutionally vague as-applied fell short at the first step of the inquiry, and the board was entitled to judgment on the vagueness claim.

Around The Nation

Connecticut

Court hears appeal alleging Cromwell’s PZC erred in denying retail cannabis establishment’s site-plan application

Appeal dismissed. That’s the finding of the Superior Court of Connecticut for the Judicial District of Middlesex, in a case alleging that the Town of Cromwell, Connecticut’s planning and zoning commission (the commission) erred in denying River Grace Plaza, LLC’s (RGP) request for a special exception authorizing a special permit site plan application for a retail cannabis facility at 33 Berlin Road in the town.

RGP, an abutter, contended that 6 West Ave LLC submitted the application to obtain zoning approval at a time when its state license to operate an adult cannabis retail establishment was set to expire, and thus the commission rushed through its approval, failing to address proximity restrictions that barred a cannabis retailer located within 100 feet of any property zoned for residential use.

RGP also contended that the commission illegally waived mandatory requirements in its zoning regulations regarding off-street parking and approved an incomplete application.

The town requested dismissal. The court found that “the record does not indicate any material change in circumstances since the approval of the 2022 Special Permit. The

regulations governing cannabis uses remain unchanged, as well as the surrounding area. The only application changes consist of site plan revisions to address conditions of the 2022 Special Permit and to incorporate comments from the Chief of Police.”

“These revisions were approved by the Chief of Police, as noted in the record. In addition, following comments raised at the last hearing that traffic projections from 2022 may no longer be accurate, an updated analysis . . . , assessing the level of traffic generated by projects approved in the area since 2018, and confirming that the operation of this proposed facility will not create any adverse impact on the operation or safety of the traveling public, as he found in 2022. The record for the 2024 application showed that the commission did not find that any of the revisions to the 2024 application were a material change from the 2022 approval, as several commission members noted in their discussion before voting to approve the 2024 application.”

Practically speaking: The commission “considered the proper standard and determined there were no material changes and thus approved the 2024 application in accordance with binding precedent,” the court found.

The case cited is River Grace Plaza, LLC v. Town of Cromwell Planning and Zoning Commission, 2025 WL 3281756 (Conn. Super. Ct. 2025).

Illinois

Chicago down more than 40,000 housing units due to zoning requirements, new study concluded

The Illinois Policy Institute (IPI) recently announced that since 20 years’ worth of affordable housing mandates went into effect, the City of Chicago only built 2,798 units. “The Chicago City Council has taken modest steps to ease housing restrictions, but experts found decades of city efforts to boost affordable housing have had the opposite effect,” an IPI press release stated.

The study, “Mandating unaffordability: How Chicago’s housing affordability requirements decrease supply and increase cost,” discusses:

- social and economic harms of inclusionary zoning (IZ);
- a brief history of IZ in Chicago;
- data analysis of the city’s affordable housing requirements ordinance—and how it has changed since its inception in 2003;
- systemic barriers to development and how a “strict zoning code” is driving unaffordability; and
- proposed pathways to affordability.

For more information, visit illin.is/zoning.

Source: illinoispolicy.org

Kentucky

More chickens coming soon to backyards in Boone County?

Chickens, bees, and rabbits, oh my! The Boone County Fiscal Court (BCFC) is reviewing “current zoning requirements to consider whether residents in more zoning districts should be allowed to keep chickens, bees and rabbits.”

“Currently, backyard chickens are only allowed in certain

neighborhoods in Boone County, based on how that area is zoned. These zoning rules are designed to help balance personal interest with neighborhood considerations,” BCFC’s website states.

Right now, chickens, bees and rabbits are generally allowed in the following zones: agricultural (A1-A2), rural suburban (RSE), and rural suburban (RS). But they are not allowed in the following zones: suburban residential (SR-1, SR-2, and SR-3), urban residential (UR-1, UR-2, and UR-3).

“The initial intent behind limiting household agriculture, including backyard chickens, in suburban and urban residential zones was to limit the potential impact on neighbors,” BCFC noted, adding that it encouraged residents to get in touch with thoughts, feedback or concerns over potential changes to the local zoning ordinances related to chickens, bees, and rabbits.

For more, visit boonecountyky.org/news_detail_T6_R577.php.

Source: boonecountyky.org

Louisiana

Denham Springs holds hearing on proposed Tax Increment Financing District Ordinance

The City Council of Denham Springs, Louisiana recently voted unanimously to adopt a proposed ordinance that would create a Tax Increment Financing (TIF) district for the city’s Conference Center Economic Development District along Rushing Road, *Livingston Parish News* reported. The creation of the TIF district will allow future tax increments, which would help finance infrastructure projects, the news outlet added.

Source: livingstonparishnews.com

Maine

Court rules in town’s favor over brewery’s garage-based operations following adoption of shoreland zoning ordinance

A judge has ruled in favor of defendant Town of Hartland, Maine in a case alleging that a brewery/coffee establishment operating inside of a garage on Great Moose Lake should be put out of business.

The plaintiffs alleged that the business—Bryant’s Brewing (a co-defendant)—was operating in violation of local zoning rules.

They challenged the town’s 2023 adoption of Shoreland Zoning Ordinance (SZO) amendments, which led to the sanctioning of the brewery/coffee roasting business’ operations at a single-family residence on Great Moose Drive.

The 2023 amendment replaced a 2009 version of the SZO ordinance, under which the operation of the business wasn’t an allowed use—as the property sat in a limited residential district.

The plaintiffs challenged the amendment, which created special local condition (SLC) districts. The practical impact of the SLC districts was that businesses like Bryant’s Brewing, as well as a laundromat, could operate around the lake.

As a result, the town approved Bryant’s Brewing’s change-of-use permit conditional on a Department of

Environmental Protection (DEP) approval of the updated SZO. After the DEP approved the amended SZO, the plaintiffs filed suit.

The plaintiffs claimed the town had engaged in unlawful “spot” zoning. They also contended that an invalid adoption of the SZO amendments had occurred, which meant the change of use permit was also invalid.

Before the court were the plaintiffs’ request for judgment without a trial and the defendants’ similar requests.

Recently, the Superior Court for Somerset County granted the defendants’ request for judgment. It found that the plaintiffs’ contention that the creation of a special condition for the property amounted to illegal spot zoning wasn’t consistent with the town’s comprehensive plan (CP). The CP identified Great Moose Lake as a regional natural resource in need of protection but also was a place for future industrial and commercial activity. Thus, the town was within its right—as established by previous Maine-based case law—in enacting a zoning ordinance that struck a “reasonable balance among [its] various zoning goals.”

The court’s ruling can be found at shorturl.at/qHRaq.

The case cited is Towle v. Town of Hartland, Superior Court of Maine (Somerset County), CV 2023-25 (2025).

Virginia

Court rules Alexandria’s housing reform measure can stand

A circuit court judge has upheld the City of Alexandria, Virginia’s housing reform-related zoning changes (Zoning for Housing). The court granted the city judgment without a trial in a case The Coalition for a Livable Alexandria (CLA) filed in 2024. CLA claimed the ordinance would lead to overdevelopment that would have a negative and lasting effect on neighborhood livability, character, traffic, and infrastructure.

In a statement, Alexandria’s mayor said that the ordinance, which addresses affordable housing, coordinated development districts, historic development patterns, industrial zones, office to residential conversions, townhome and residential multifamily zones, and transit-oriented development, reflects “thoughtful and thorough deliberations,” *Patch.com* reported.

Elsewhere in Virginia, Arlington County’s “Missing Middle” ordinance is still under legal challenge after a state appeals court overturned a county court’s ruling striking that measure down. It’s likely that case could wind up before the Virginia Supreme Court.

Source: patch.com



**COLLEGE TOWNSHIP COUNCIL
REORGANIZATION MEETING MINUTES**

Monday, January 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
Gretchen Brandt

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
Lindsay Schoch, Principal Planner
Mark Gabrovsek, Zoning Officer
Katy VanAmburg, Assistant Township Secretary

SWEARING IN OF NEWLY ELECTED OFFICIALS: District Justice Greg Koehle officiated in swearing in the newly elected Council Members, Mr. Eric Bernier and Ms. Gretchen Brandt, who were both elected to serve a four-year term.

POINT OF PROTOCOL: College Township Council Members typically rotate through the office of Chair and Vice Chair. The Township Manager typically serves as the Temporary Chair at the start of the meeting.

CALL TO ORDER: Mr. Adam Brumbaugh, Township Manager, called the January 5, 2026, Reorganization meeting of the College Township (CT) Council to order at 12:06 PM.

FIRST ORDER OF BUSINESS:

Mr. Brumbaugh, Temporary Chair, called for nominations for the 2025 Chair and Vice Chair of College Township Council.

Mr. Bernier made a motion to nominate Ms. Susan Trainor to serve as College Township Council Chair and Ms. Tracey Mariner to serve as College Township Council Vice Chair in 2026 and close the nominations. Mr. Francke seconded the motion and moved to close nominations. Mr. Bernier seconded the motion. Motion carried unanimously.

Mr. Brumbaugh turned the gavel over to Chair Trainor for the remainder of the meeting.

NEW BUSINESS: NB-1 COG Committee and Regional Appointments

a. COG Committees:

Committee	2025 Rep.	2026 Rep.	Alt.	1st Meeting
1) Executive	Bernier	Trainor	Mariner	Tues. Jan 20, 12:15 PM
2) Finance	Francke	Francke	None	Thurs. Jan. 15, 8:30 AM

3) Human Resources	Mariner	Mariner	None	TBD
4) Parks Capital	Francke	Francke	None	Thurs. Feb. 19, 12:15 PM
5) Public Safety	Trainor	Trainor	None	Tues. Jan. 13, 12:15 PM
6) Land Use & Comm. Infrastruct.	Best	Bernier	None	Thurs. Jan. 15, 12:15 PM
7) Facilities	Francke	Francke	None	TBD
8) Climate Action & Sustainability	Best	Brandt	None	Thur. Jan. 15, 12:15 PM
9) Parks & Rec Governance	Francke	Francke	None	Wed. Jan.28, 8:30 AM
10) General Forum	ALL	ALL	N/A	Mon. Jan. 26, 7:00 PM

**Ms. Mariner moved to accept the COG Committee assignments as presented.
Mr. Bernier seconded the motion.
Motion carried unanimously.**

b. Regional/General Committees:

Committee	2025 Rep.	2026 Rep.	Alt.	1 st Meeting
1) LTAC	Trainor	Mariner	None	Wed. Jan 21, 7:00 PM
2) SC Watershed Delegate	Best	Brandt	None	Wed. Jan 21, 7:00 PM
3) Centre Area Cable Consort.	Mariner	Mariner	None	TBD
4) CCMPO Coordinating	Bernier	Bernier	None	Tues. Feb. 24, 6:00 PM
5) CTIDA Liaison	Trainor	Brandt	None	Wed. Jan. 21, 4:00 PM

**Mr. Francke moved to accept the Regional/General Committee assignments as presented.
Ms. Brandt seconded the motion.
Motion carried unanimously.**

c. PSATS/PML Voting Delegates:

1) CT Voting Delegate PSATS	Trainor	Trainor	PSATS Conv. 4/19/2026
2) CT Voting Delegate PML	Francke	Francke	PML Leadership Conf. 10/7/2026

**Ms. Trainor moved to accept the PSATS/PML Voting Delegates as presented.
Ms. Mariner seconded the motion.
Motion carried unanimously.**

CONSENT AGENDA:

- CA-1 Appointment of all College Township Committee Alternates with full force vote, As Needed**
- CA-2 Appointment of Louis T. Glantz, Esq., Stover McGlaughlin, as College Township Solicitor for 2026**
- CA-3 2026 Auditing Services - Fiore Fedeli Snyder Carothers; Appointment of**
- CA-4 Re-appointment of all current College Township staff members to their current positions and the additional appointments of the following for 2026:**

- Adam T. Brumbaugh - Township Manager/Secretary;
- Right-To-Know Officer;
- Tax Collection Committee Delegate;
- Privacy Official; and
- Security Officer;
- Donald M. Franson - Local Traffic Advisory Committee;
- Kim Patishnock - Township Treasurer; and
- Tax Collection Committee First Alternate;
- Amy Kerner - Local Traffic Advisory Committee;
- Jeremiah Northridge - Local Traffic Advisory Committee;
- CCMPO Technical Committee to 12/31/2026;
- Katy VanAmburg - Assistant Township Secretary;
- Tax Collection Committee Second Alternate; and
- Assistant Right-To-Know Officer.

CA-5 Appointment of Traffic & Consulting Engineers:

- a. Trans Associates as College Township Traffic Engineer
- b. McCormick Taylor as Alternate College Township Traffic Engineer
- c. Keller Engineering as College Township Consulting Engineers

CA-6 Township Manager Employment Agreement; Approval of

CA-7 Disposition of Records, Resolution R-26-01; Approval of

CA-8 Appointment of Sewage Enforcement Officers and SEO Fees for 2026, as presented below:

Walter Schneider PA SEO 03970	Primary Sewage Enforcement Officer
Cory M. Warner PA SEO 03994	Secondary Sewage Enforcement Officer
James W. Royer PA SEO 04028	Secondary Sewage Enforcement Officer
Robert E. Royer, Jr. PA 04025	Secondary Sewage Enforcement Officer
Bryan K. Roan PA SEO 04041	Secondary Sewage Enforcement Officer
Jonathon T. Long PA SEO 04039	Secondary Sewage Enforcement Officer

CA-9 Authorities, Boards, and Commissions (ABC) Matters

a. Appointments and Reappointments to Authorities, Boards, & Commissions:

- | | | |
|-----------------------|-----------------------------------|----------------------------|
| 1) Lamartine Hood | Industrial Development Authority | 1/5/2026 – 12/31/2030; |
| 2) Benson Lichtig | Industrial Development Authority | 1/5/2026 – 12/31/2030; |
| 3) VACANT | Industrial Development Authority | 1/5/2026 – 12/31/2030; |
| 4) Stephen Spoonamore | Mt. Nittany Conservancy Liaison | 1/5/2026 – 12/31/2026; |
| 5) Sue Smith | Parks & Recreation Committee | 1/5/2026 – 12/31/2030; |
| 6) VACANT | Parks & Recreation Committee | 1/5/2026 – 12/31/2030; |
| 7) Peggy Ekdahl | Planning Commission | 1/5/2026 – 12/31/2029; |
| 8) Suleman Din | Planning Commission | 1/5/2026 – 12/31/2029; |
| 9) VACANT | Planning Commission | 1/5/2026 – 12/31/2029; |
| 10) VACANT | Schlow Regional Library Board | 1/5/2026 – 12/31/2028; |
| 11) Lee Murphy | SC Watershed Commission Alternate | 1/5/2026 – 12/31/2026; |
| 12) Dave Wasson | Vacancy Board | 1/5/2026 – 12/31/2026; |
| 13) Richard Harris | CTWA/SCBWA | 1/5/2026 – 12/31/2026; |
| 14) Ray Liddick, Jr. | CT Water Authority | 1/5/2026 - 12/31/2030; |
| 15) VACANT | CT Water Authority Alternate | 1/5/2026 – 12/31/2030; and |
| 16) Ben Eltz | Zoning Hearing Board | 1/5/2026 – 12/31/2030. |

CA-10 Appointment of the following financial institutions as depositories for College Township funds for 1/1/2026 through 12/31/2026: First National Bank of Pennsylvania, PA Local Government Investment Trust (PLGIT), and Northwest Savings Bank.

CA-11 Setting of mileage reimbursement rate at the federal IRS rate

CA-12 College Township Rates, Fees and Penalties Schedule; Amendment of

- a. R-26-02 §A203-1 Building and Construction, Property Maintenance & Fire Code Permits
- b. R-26-03 §A203-8 Planned Residential Development Filing Fees
- c. R-26-04 §A203-15 Impounding of Vehicles
- d. R-26-05 §A203-22 Health and Sanitation

CA-13 2026 Wage Ranges after COLA Adjustment

Ms. Mariner made a motion to approve the Consent Agenda minus CA-6.

Ms. Brandt seconded the motion.

Motion carried unanimously.

CA-6: Mr. Francke requested to pull the Township Manager Employment Agreement for further discussion. Ms. Trainor stated the Agreement is a personnel matter to be discussed by Council in Executive Session.

ADJOURNMENT:

Chair Trainor called for a motion to adjourn the Reorganization Meeting.

Mr. Bernier moved to adjourn the January 5, 2026, Reorganization Meeting of the College Township Council.

Ms. Mariner seconded the motion.

Motion carried unanimously.

The January 5, 2026, Reorganization Meeting of the College Township Council was adjourned at 12:19 PM.

Respectfully Submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary



**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES**

Monday, January 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
Gretchen Brandt

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
Lindsay Schoch, AICP, Principal Planner
Mark Gabrovsek, Zoning Officer
Katy VanAmburg, Assistant Township Secretary

CALL TO ORDER: Ms. Susan Trainor, Council Chair, called to order the January 5, 2026, Regular meeting of the College Township (CT) Council at 12:21 PM and led in the Pledge of Allegiance.

ANNOUNCEMENT: Chair Trainor announced that Council met in Executive Session at the conclusion of the December 30, 2025 Special meeting to discuss a personnel 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 CT Sesquicentennial Committee Recognition

Ms. Trainor moved CA-3.a., Resolution R-26-06 to this point on the agenda.

Mr. Bernier read into the record **Resolution R-26-06**, acknowledging and commending the efforts of the CT Sesquicentennial Committee throughout the Township's Anniversary year in 2025. Mr. Bernier presented the Committee Chair, Ms. Carla Stilson, and other members of the Committee who were present with a commemorative plaque to be displayed within the Municipal building.

Mr. Adam Brumbaugh, Township Manager, noted the plaque was generously donated by Ms. Peggy Ekdahl, member of the CT Planning Commission. Mr. Brumbaugh offered his sincere appreciation to Ms. Ekdahl for the gesture.

Committee member Mr. Don Hartzell then presented Mr. Bernier, CT Council Chair during 2025, with the American Flag that was retired during the Township's November 23, 2025 Commemorative Ceremony. The framed Flag will also be displayed within the Municipal building.

Ms. Stilson addressed Council and offered her appreciation for being part of the Sesquicentennial Committee. She also thanked the Committee members for their efforts in planning the various events held throughout 2025.

PLANS:

P-1

PAM Health Subdivision

Ms. Lindsay Schoch, AICP, Principal Planner, updated Council about the Subdivision Plan for PAM Health. She noted Penn State University (PSU) 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. She noted no site improvements are proposed, the site currently has no buildings, and it is not serviced by any water or sewer.

Ms. Schoch noted there is a request to defer the construction of pedestrian facilities until such time a Land Development Plan (LDP) is submitted.

Mr. Mike Vaow, representing Stahl Sheaffer Engineering, was present to answer questions related to the Plan.

Mr. Francke made a motion to approve the P.A.M. State College Preliminary/Final Subdivision Plan dated October 3, 2025 and last revised November 17, 2025 subject to the following conditions:

- 1. Within ninety (90) days from the date of approval by Council, all conditions must be satisfied, final signatures must be obtained and the plan must be recorded with the Centre County Recorder of Deeds Office. Failure to meet the ninety (90) day recordation time requirement will render the plan null and void.**
- 2. Pay all outstanding review fees.**
- 3. Address, to the satisfaction of the Township Engineer, any outstanding plan review comments.**
- 4. Fully comply with College Township Code Section 180-12.**
- 5. Approve deferral of construction of pedestrian facilities until such a time that a land development plan is submitted for approval.**
- 6. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.**

Ms. Mariner seconded the motion.

Motion carried unanimously.

REPORTS:

a. Manager's Update

Mr. Brumbaugh offered the Manager's Update report as presented. No additions were made to the report. He offered Council a reminder of the upcoming joint meeting with Planning Commission scheduled on Wednesday, January 28, 2026 starting at 5:30 PM. Mr. Francke offered his congratulations to Mr. Wade Dietz and Mr. Ed Flick for their recent promotions within the Township.

b. COG Regional, County, and Liaison Reports

No *COG or Liaison Reports* were presented to Council.

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

No *Staff, PC, or Other Committee Reports* were presented to Council.

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

Mr. Mike Bloom, Assistant Township Manager, offered a DEIB report that included the following:

Days/Holidays:

- National Slavery and Human Trafficking Prevention Month
- Poverty in America Awareness Month
- New Years Day is January 1st
- January 18th is World Religion Day
- January 19th is Martin Luther King, Jr. Day
- January 27th is International Holocaust Remembrance Day

Mr. Bloom noted he emailed Council regarding attendance at the MLK, Jr. Memorial Banquet at PSU on January 15, 2026. Ms. Mariner elected to attend the banquet on behalf of CT.

CONSENT AGENDA:

CA-1 Minutes, Approval of

- a. December 18, 2025 – College Township Council Regular Meeting Minutes

Mr. Bernier made a motion to approve CA-1.a. as presented.

Ms. Brandt seconded the motion.

Motion carried unanimously.

OLD BUSINESS:

OB-1

Appointment – Community & Economic Development Director

Mr. Brumbaugh offered a memorandum dated January 5, 2026, outlining details for his recommendation for the newly created department head position, Director of Community and Economic Development. Mr. Brumbaugh offered the full-time position to Ms. Keri Kenepp, who currently serves as the Economic Development Coordinator for CT.

He noted in accordance with the CT Code, department directors shall be appointed by the Township Manager and confirmed by a vote of the CT Council.

Ms. Trainor offered her appreciation to Ms. Kenepp for the work she has done as Economic Development Coordinator and as Executive Director for the CT Industrial Development Authority.

Mr. Bernier made a motion to confirm the Township Manager’s appointment of Ms. Keri Kenepp to the position of College Township Director of Community and Economic Development.

Ms. Mariner seconded the motion.

Motion carried unanimously.

OB-2

PAM Health Rezoning

Ms. Schoch offered a memorandum dated December 22, 2025, outlining the history of the PAM Health project which includes:

- 1) **Rezoning Request** - Rezone 5.824 acres of University Planned District (UPD) 14 to Planned Research and Business Park (PRBD) to allow for the use of an inpatient rehabilitation hospital.

- 2) **Development of Regional Impact (DRI)** - Required because both the proposed use and rezoning are located outside of the Regional Growth Boundary / Sewer Service Area (RGB/SSA).
- 3) **Subdivision Plan** - A subdivision of the 5.824 acres from the larger PSU-owned property was reviewed by Staff and the Planning Commission; the PC recommended that Council approve the Subdivision Plan with some conditions. The Subdivision Plan was presented to Council earlier in this meeting.

Council was provided with a draft Ordinance, draft Developer's Agreement, as well as the DRI. Council is asked to review the Ordinance language and Developer's Agreement and if acceptable, schedule a Public Hearing for the proposed Ordinance amendment.

Ms. Schoch noted Staff recommends scheduling the Public Hearing for February 19, 2026, and the Township Solicitor has reviewed the Developer's Agreement. All required property postings, notifications to adjacent property owners, and legal advertising will occur as required.

Mr. Francke made a motion directing Staff to complete any remaining next steps as outlined in the memorandum dated December 22, 2025, and set the Public Hearing for February 19, 2026.

**Ms. Mariner seconded the motion.
Motion carried unanimously.**

OB-3 PSU-ARL Development of Regional Impact (DRI)

Ms. Schoch offered a memorandum dated December 22, 2025, outlining PSU's request to expand the RGB/SSA on the west end of Innovation Park. The expansion is part of PSU's 50-year plan for Innovation Park and includes the future development of a campus to support Applied Research Laboratory (ARL) buildings and related uses. PSU completed and formally submitted a Development of Regional Impact (DRI) report in support of expanding the RGB/SSA.

The DRI report was reviewed by Centre Regional Planning Agency (CRPA), Centre Regional Planning Commission (CRPC), the Centre Region Council of Governments (COG) General Forum, and CT Planning Commission. Council is now asked to consider if the expansion of the RGB/SSA and associated DRI have merit. If so, the DRI Report will be forwarded to CRPC for their consideration at their February 5, 2026 meeting.

In addition to the proposed RGB/SSA expansion, PSU is also requesting that the subject property be rezoned to accommodate future ARL-related uses. The rezoning request will be addressed at a future CTC meeting.

Mr. Neil Sullivan, PSU University Planner, and Mr. Andrew Gutberlet, PSU Facilities Project Manager, were present to answer questions related to the expansion request.

**Mr. Bernier made a motion determining the DRI Report has merit and directed Staff to forward the DRI Report to CRPC for their review and recommendation at their February 5, 2026 meeting.
Ms. Mariner seconded the motion.
Motion carried unanimously.**

NEW BUSINESS:

NB-1 Retirement Bonus Recommendations

Mr. Brumbaugh offered a memorandum dated December 24, 2025, recommending retirement bonuses for Mr. John Keslar, Water Technician I, and Mr. Ed Ranio, Public Works Road and Water Superintendent, both long-time employees of the Township who will be separating from service in early 2026.

There is no requirement in CT policy that Council award a separating employee any sum. Other than accrued vacation and personal day hours, a separating employee receives no monetary consideration for unused sick time accumulated over the length of service. However, the Manager may recommend to Council that a retiring employee be considered for a retirement bonus in recognition of outstanding service.

Mr. Brumbaugh noted the Township's retirement bonus program is structured so that the Manager may recommend an award based on 1) only years of service, at \$100 per year, or 2) 5% of accrued sick hours x final hourly base rate of pay provided the employee has accrued an average of 40 or more sick hours per years of service.

Mr. Keslar would be eligible for a \$2,700 retirement bonus based on years of service as per policy. Mr. Brumbaugh also recommends that Council consider a \$3,200 bonus for Mr. Ranio, although he is separating, not retiring.

Ms. Mariner made a motion to authorize a bonus payment to Mr. John Keslar in an amount of \$2,700 in recognition of his outstanding service to College Township over the course of his 27+-year career as a College Township employee and, furthermore, recommend a separation bonus in the amount of \$3,200 to Mr. Ed Ranio for his outstanding service to the Township over a 32+-year career. The Township Finance Director is hereby directed to arrange these payments from the Township's un-reserved fund balance. Mr. Francke seconded the motion. Motion carried unanimously.

STAFF

INFORMATIVES:

SI-1 **Boalsburg Firefighters' Relief Association
Compliance Audit**
SI-2 **CBICC National Civics Bee Information**

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

ADJOURNMENT:

Chair Trainor called for a motion to adjourn the meeting.

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

The January 5, 2026 Regular College Township Council meeting was adjourned at 1:00 PM.

Respectfully Submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh

Township Secretary/Manager



**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES**

Thursday, January 15, 2026

**1481 E. College Avenue, State College PA 16801
Hybrid Meeting (In-Person or via Zoom)**

**ATTENDED BY –
COUNCIL:**

Susan Trainor, 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
Lindsay Schoch, AICP, Principal Planner
Keri Kenepf, Director of Community & Economic Development
Mark Gabrovsek, Zoning Officer

ABSENT:

Tracey Mariner, Council
Gretchen Brandt, Council
Amy Kerner, P.E., Public Works Director
Katy VanAmburg, Assistant Township Secretary

CALL TO ORDER: Ms. Susan Trainor, Council Chair, called to order the January 15, 2026, Regular meeting of the College Township (CT) Council at 7:00 PM and led in the Pledge of Allegiance.

ANNOUNCEMENT: Chair Trainor announced that Council met in Executive Session at the conclusion of the January 5, 2026 Regular meeting to discuss a personnel 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 Thompson Woods Preserve Annual Update

Mr. Mike Bloom, Assistant Township Manager, and Mr. Bill Keough, Thompson Woods Preserve Governance Committee Chair, provided Council with a presentation and annual update on the state of the Thompson Woods Preserve.

Mr. Bloom stated the Preserve consists of two (2) forested parcels totaling 43.36 acres in CT and State College Borough. He noted the Preserve is restricted to passive outdoor recreation use that minimizes disturbance of the natural landscape of plants and wildlife as well as conservation efforts. He discussed the history of the Governance Committee and noted that in 2022, an intermunicipal agreement between the two (2) municipalities was signed establishing a new governance structure which consists of two (2) Committees, Governance and Advisory.

Mr. Bloom stated the Committee structure needs to be revisited and noted that discussions will occur in future about merging the Governance and Advisory Committees.

Mr. Bloom identified four (4) ongoing priorities of the Governance Committee that include 1) branding and education 2) maintenance of the Preserve 3) forest management and 4) enforcement.



Mr. Keough stated the Forest Restoration Plan is currently being updated by Mr. Mike Wolf from Appalachian Forest Resources. The Plan documents issues affecting the health of the forest and identifies treatment options. He noted the Preserve is currently not in a healthy state as there is invasive vegetation present prohibiting regeneration of the forest canopy.

Mr. Keough noted ongoing initiatives of the Governance Committee include continuing to foster collaborative relationships, adopting an entrance plan and wayfinding signage, maintaining the Preserve, and identifying additional funding sources.

Mr. Keough offered his appreciation to Mr. Bloom for his efforts with the Governance Committee. Council offered appreciation to Mr. Bloom and Mr. Keough for their presentation.

SP-2 Form Based Code Status Update

Ms. Lindsay Schoch, AICP, Principal Planner, offered a presentation on the development of hybrid Form Based Code (FBC) in the Dale Summit Area (DSA), in preparation for the joint meeting of Council and Planning Commission (PC) on January 28, 2026. She reviewed the DSA Plan Vision and noted the overarching Vision is to transform the DSA into the Gateway to College Township.

Ms. Schoch stated FBC is modernized Zoning that prioritizes building *form* over specific *uses*, allowing for more flexibility in development. She noted FBC still considers uses, but also considers form, and combines Residential with Commercial development. Two (2) Zoning districts are proposed consisting of 1) Mixed Core and 2) Mixed Neighborhood.

Ms. Schoch noted the PC has worked diligently on developing aspects of the Code including block structure, setbacks, streetscapes, building and lot coverage, parking, and open spaces. She presented renderings of the Crew814 Planned Residential Development (PRD) to provide visual context for the DSA.

Ms. Schoch stated the next steps in developing FBC will be focused on the regulating plan (former Zoning map but now referred to as Form districts), special districts, and permitted uses. She emphasized the need for more community input and encouraged both residents and developers to attend future PC meetings to help in developing the final Ordinance.

Council offered appreciation to Ms. Schoch for her presentation.

PLANS: P-1 None

REPORTS:

a. Manager’s Update

Mr. Brumbaugh offered the Manager’s Update report as presented. No additions were made to the report. He stated there is a meeting scheduled for the SPPA Working Group on Tuesday, January 20, 2026, and noted he included a memorandum regarding winter maintenance on Spring Hill Lane.

b. COG Regional, County, and Liaison Reports

COG Finance Committee: Mr. Francke reported the COG Finance Committee met on January 15, 2026, and held their Reorganization meeting. The Committee continued its review of the Fund Balance Policy.



Land Use and Community Infrastructure (LUCI) Committee: Mr. Bernier reported the LUCI Committee met on January 15, 2026, held their Reorganization meeting, and met jointly with the Climate Action and Sustainability (CAS) Committee. The Committee discussed a potential merger of the two (2) Committees, and received an update from Dr. Lara Fowler on the PSU-COG disaster preparedness project.

COG Public Safety Committee: Ms. Trainor reported the COG Public Safety Committee met on January 13, 2026, and held their Reorganization meeting. The Committee received an update from Dr. Lara Fowler on the PSU-COG disaster preparedness project, and heard updates from Code Administration and Emergency Management. She noted the FEMA Active Shooter trainer is available online and encouraged all to complete the course.

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

No *Staff, PC, or Other Committee Reports* were presented to Council.

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

Mr. Bloom offered nothing additional to his DEIB report of January 5, 2026. He noted the MLK, Jr. Memorial Banquet at PSU is this evening and both Ms. Mariner and Ms. Brandt are attending on behalf of CT.

CONSENT AGENDA:

CA-1 Minutes, Approval of

- a. December 30, 2025 – College Township Council Public Hearing Minutes
- b. December 30, 2025 - College Township Council Regular Meeting Minutes
- c. January 5, 2026 – College Township Council Reorganization Meeting Minutes
- d. January 5, 2026 – College Township Council Regular Meeting Minutes

CA-2 Correspondence, Receipt/Approval of

- a. Letter from CCRRA received January 5, 2026, regarding Enforcement Officers
- b. Email from John Peterson dated January 6, 2026, regarding resignation from CTIDA
- c. Email from PSATS dated January 9, 2026, regarding scholarships
- d. Email from John Ferguson dated January 9, 2026, regarding Public Works
- e. Email from Andrew Shaffer dated January 9, 2026, regarding Casino
- f. Letter from Centre Co. Adult Services dated January 5, 2026, regarding Point in Time initiative
- g. Email from John Ferguson dated January 14, 2026, regarding SPPA Work Group

CA-3 Action Item, Approval

- a. Resolution R-26-07 – Speed Limits – Rock Road
- b. Municipal Manager Employment Agreement
- c. Fiore Fedeli Accounting and Auditing Services Agreement dated January 9, 2026

Mr. Francke made a motion to approve the Consent Agenda minus CA-2.b. and CA-2.g.

Mr. Bernier seconded the motion.

Motion carried unanimously.



CA-2.b.: Mr. Bernier inquired about whether Mr. Peterson would be willing or able to serve on another ABC. Ms. Kenepp stated that Mr. Peterson is now traveling more frequently for work and has family commitments, but he is willing to stay engaged with the CTIDA Working Groups as a Subject Matter Expert.

CA-2.g.: Mr. Brumbaugh acknowledged the email from Mr. Ferguson, and offered his appreciation for Mr. Ferguson's willingness to volunteer. He noted Township Liaisons have been appointed to other boards and Work Groups, but feels it premature to do so since the future of the SPPA Work Group is unknown at this time. Council agreed, and directed Staff to follow up with Mr. Ferguson.

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

OLD BUSINESS: OB-1 Building Renovation Proposal

Mr. Bloom offered a memorandum dated January 12, 2026 outlining details of a proposal from Kimmel Architecture for the CT Municipal Building renovation design. This proposal details the full architectural and engineering services required for design, bidding and construction of the building renovation project. Council was provided with the proposal for their review.

Mr. Bloom stated the 2026 CT Budget included a \$175,000 line item for the next phase of design/engineering of the renovation project. The proposed fee from Kimmel for these services was \$151,800, which is within the budgeted amount.

Mr. Bloom noted professional services, such as architectural and engineering consultants, are generally exempt from formal competitive bidding requirements under the Second-Class Township Code. In these instances, CT has typically taken one of the following options 1) direct appointment of a professional 2) Request for Proposals/Qualifications (RFP/RFQ). Kimmel was selected through the RFP process.

Mr. Bloom noted it is Staff's recommendation that Council appoint Kimmel Architecture to perform the next phase, including the full architectural and engineering services required for design, bidding and construction of the building renovation project. Furthermore, a Municipal Building Renovation Committee would work directly with Kimmel for the next phase of the project and would include the following:

- Rich Francke, Council
- Amy Kerner, Public Works Director
- Shane Adams, Public Works Technology & Operations Manager
- Adam Brumbaugh, Township Manager
- Mike Bloom, Assistant Township Manager

**Mr. Francke made a motion authorizing Staff to continue working with Kimmel Architecture to negotiate and finalize the proposal not to exceed the amount of \$155,000 and authorizes the Township Manager to execute the proposal.
Mr. Bernier seconded the motion.
Motion carried unanimously.**

OB-2 Street Light Policy Review



Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Adam T. Brumbaugh". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Adam T. Brumbaugh
Township Secretary/Manager



COLLEGE TOWNSHIP COUNCIL/PLANNING COMMISSION

SI-2.c.

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 PC's 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:

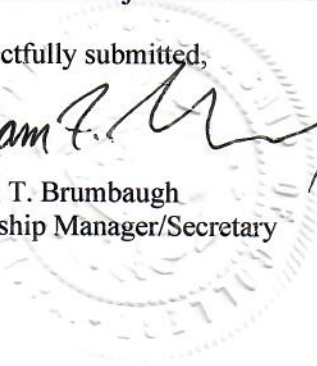
Chair Trainor called for a motion to adjourn the January 28, 2026, College Township Council and Planning Commission Joint Meeting.

**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,

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 Kenepp, 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

Adam T. Brumbaugh
 Township Secretary/Manager

