COLLEGE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
Tuesday, March 17, 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):

SPECIAL PRESENTATION:	**SP-1**	Centre Region Planning Agency – Future Land Use Map (Jenna Wargo) **(Discussion)**
CONSENT AGENDA:	**CA-1**	March 3, 2026 Meeting Minutes **(Approval)**
PLANS:	None	
NEW BUSINESS:	**NB-1**	Data Centers – Ordinance Review **(Discussion/Recommendation)**
OLD BUSINESS:	**OB-1**	Dale Summit Area Hybrid/Form-Based Code **(Discussion)**
REPORTS:	**R-1**	Council Meeting Report
STAFF INFORMATIVES:	**SI-1**	March EZP Update

OTHER MATTERS:

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

ADJOURNMENT:

FUTURE LAND USE MAP (FLUM)

CENTRE REGIONAL PLANNING AGENCY (CRPA)

Think of the Future Land Use Map as your community's 'vision board' or 'road map', while the zoning map is the "rulebook" that implements it. The Future Land Use Map shows where you want to go over the next 10-20 years, while zoning tells property owners what they can do today.

SP-1

How do you know where we should go in 10-20 years?

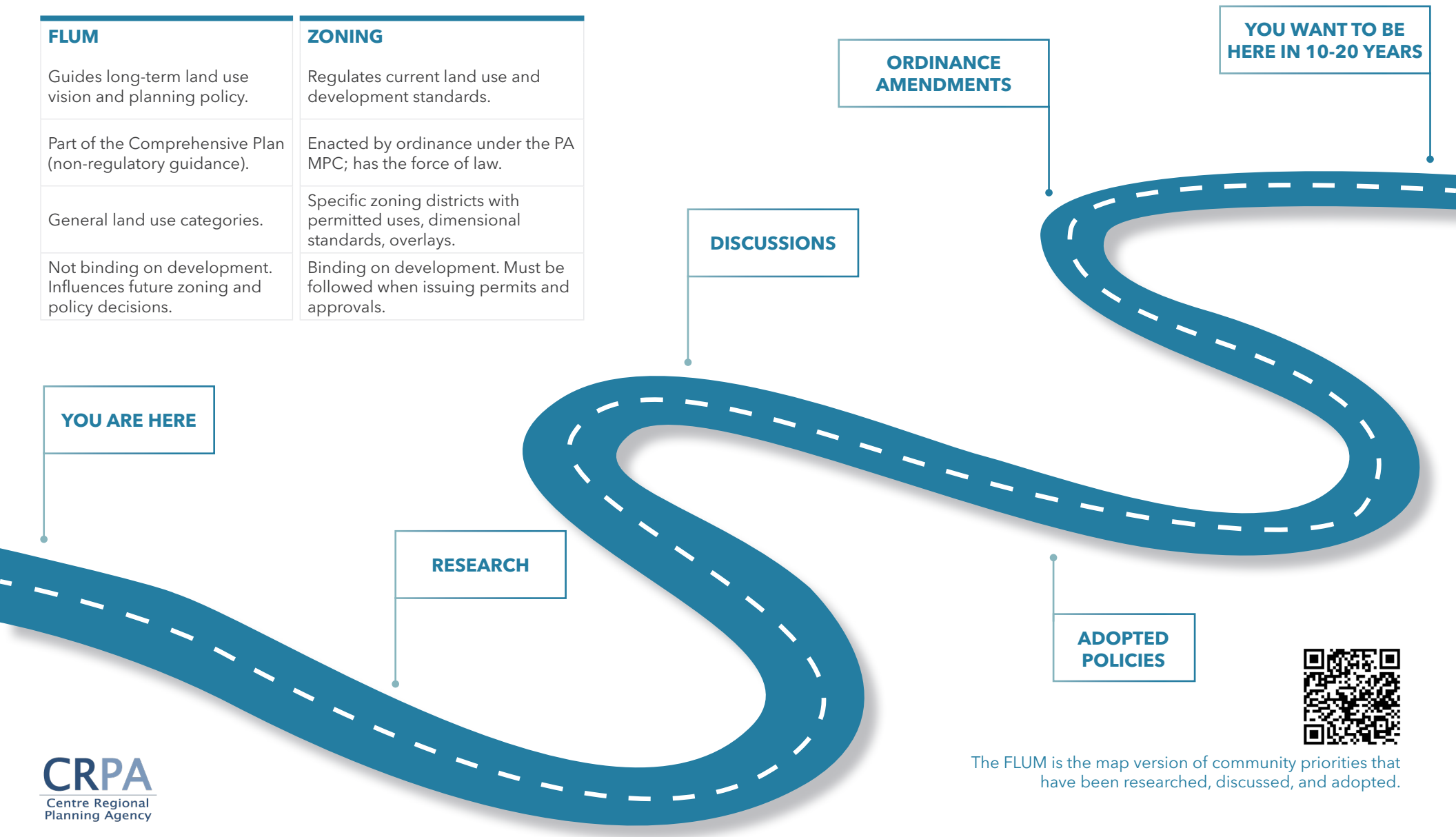
Data Analysis: Review current conditions/trends.

Needs Assessment: What is our community lacking? Affordable housing, commercial tax base, jobs?

Regional context: What's happening around us? Are neighboring jurisdictions growing? Where are the transportation corridors?

Values and Character: You need to decide what makes your community unique and worth preserving. A historic village, rural areas?

FLUM	ZONING
Guides long-term land use vision and planning policy.	Regulates current land use and development standards.
Part of the Comprehensive Plan (non-regulatory guidance).	Enacted by ordinance under the PA MPC; has the force of law.
General land use categories.	Specific zoning districts with permitted uses, dimensional standards, overlays.
Not binding on development. Influences future zoning and policy decisions.	Binding on development. Must be followed when issuing permits and approvals.



The FLUM is the map version of community priorities that have been researched, discussed, and adopted.

CRPA
Centre Regional Planning Agency

Future Land Use Categories | 2045 Centre Region Comprehensive Plan

SP-1.a.

CATEGORIES		DEFINITIONS
Rural Residential		This category is for residential development in rural areas at very low densities. Uses are limited to single-family detached homes designed to preserve rural character and agricultural landscapes. Urban services such as public water and sewer are not available; development relies on on-site wells and septic systems. This category serves as a transition between agricultural areas and more intensive development, with large lots that minimize impacts on farming operations and natural resources. Lot sizes range from a minimum of 1 acre per dwelling unit or greater.
Low Density Residential		This category is for residential development at densities typically ranging from 1 to 4 dwelling units per acre. Uses are primarily single-family detached homes on individual lots, with occasional duplexes or two-family dwellings. These areas have urban services (water, sewer) and are characterized by larger lot sizes, lower building coverage, and more open space. Street networks are connected with sidewalks where appropriate. Lot sizes range from a minimum of 0.25 acres (10,890 SF) to 1 acre (43,560 SF) per dwelling unit. This land use category can be utilized for growth areas outside the regional growth boundary at 1 dwelling unit per 0.25 acres (10,890 SF).
Traditional Neighborhood Mixed Residential	**Medium Density**	This designation supports residential development at densities typically ranging from 4 to 12 dwelling units per acre. Neighborhoods include a mix of single-family detached homes, duplexes, townhomes, and small multi-family buildings. Development follows traditional neighborhood principles with smaller lots, rear-loaded or alley-accessed garages, short block lengths, sidewalks, street trees, and neighborhood greens or parks. Limited neighborhood-serving uses may be incorporated where appropriate to enhance walkability and serve local residents. Lot sizes range from a minimum of 0.08 acre (3,484 SF) to 0.25 acre (10,890 SF) per dwelling unit. This land use category can be utilized for growth areas outside the regional growth boundary.
	High Density	This designation supports compact residential neighborhoods exceeding 12 dwelling units per acre, incorporating higher-intensity housing forms such as stacked townhomes, garden apartments, and small apartment or condominium buildings. Development is designed according to traditional neighborhood principles, with buildings oriented to the street, pedestrian-scaled design, and connectivity to public transit, community amenities, and nearby centers. Parking is typically located to the rear, internal to the site, or in shared or structured facilities. Lot sizes are less than 0.08 acres (3,484 SF) per dwelling unit. This land use category can be utilized for growth areas outside the regional growth boundary.
Village		This category applies to historic villages within the Centre Region where a compact, walkable development pattern already exists or is intended to be preserved and enhanced. These areas feature a cohesive mix of residential, neighborhood-serving commercial, office, civic, and recreational uses integrated within a traditional village form. Buildings are typically one to three stories, with commercial uses on the ground floor and residential or office uses above. Development emphasizes pedestrian connectivity, shared parking, reduced setbacks, and human-scaled design that maintains the historic character and sense of place unique to each village.

State College Downtown District	This category is for the central business and civic district of State College, characterized by high-density, mixed-use urban development. Uses include a diverse mix of commercial, office, residential, entertainment, cultural, civic, and institutional activities in a compact, walkable environment. Development is typically multi-story with buildings oriented to the street, minimal setbacks, and structured parking. This district emphasizes pedestrian, bicycle, and transit connectivity, with active ground-floor uses and public gathering spaces. Development intensity and urban design reflect the district's role as the regional center.
Neighborhood Mixed-Use Corridor	This category applies to neighborhood-scaled, mixed-use or commercial corridors that provide daily goods and services along established roadways directly abutting residential areas. Uses may include cafés, small groceries, personal services, and offices, designed to be compatible in scale and character with adjacent homes. Buildings typically emphasize pedestrian access, active ground floors, rear or shared parking, and reduced setbacks to frame a walkable streetscape. Upper floors may accommodate residential or office uses that support corridor vitality and provide transitions to surrounding neighborhoods. Design should respect neighborhood context through appropriate building placement, buffering, and streetscape enhancements that promote safety, comfort, and visual continuity.
Neighborhood Commercial	This category is for small-scale commercial nodes located within or at the edge of residential neighborhoods. Uses include convenience stores, cafés, small restaurants, local markets, personal services, professional offices, and neighborhood-serving services such as childcare or small clinics. These establishments are intended to meet the daily needs of nearby residents without drawing regional traffic. Development is typically arranged in compact clusters or at key intersections. Design emphasizes pedestrian access, neighborhood compatibility, and integration with surrounding homes.
Regional Mixed-Use	This category is for commercial development intended to serve a broad regional market area, often drawing customers from multiple municipalities. Uses include shopping centers, big-box commercial, auto dealerships, restaurants, entertainment venues, hotels, and other large-scale commercial establishments. These areas typically require access to major roadways and accommodate significant parking and traffic volumes. Development may be auto-oriented and should incorporate pedestrian and transit amenities where feasible.
Industrial	This category is for land dedicated to manufacturing, processing, warehousing, distribution, and related industrial activities. Uses include factories, production facilities, warehouses, distribution centers, wholesale trade, light and heavy manufacturing, research and development facilities with production components, and similar industrial operations. Associated office uses and commercial amenities are included. These areas should have access to major transportation routes and appropriate infrastructure.
Office	This category is for land dedicated primarily to professional office uses. Uses include corporate offices, medical offices, professional services, business parks, research and development facilities, and similar office-based employment centers. Buildings may range from single-tenant structures to multi-story office complexes. Light accessory commercial or service uses may be permitted to serve office workers.

Public/Institutional	This category includes land used for governmental, institutional, and community-serving facilities. Public uses include municipal buildings, police and fire stations, government offices, libraries, public schools, post offices, and similar civic facilities. Institutional uses include colleges and universities, hospitals, religious institutions, cemeteries, community centers, and specialized housing facilities (such as senior living, assisted living, or group homes). Facilities are typically larger-scale developments that serve community-wide or regional needs.
Public Utilities	This category is for land dedicated to public utility infrastructure and facilities necessary to serve the region. Uses include water treatment plants, wastewater treatment facilities, stormwater management systems, power generation plants, electrical substations, natural gas facilities, telecommunications infrastructure, cell towers, water storage facilities, and similar utility installations. Associated maintenance and administrative facilities are included.
Public Open Space	This category is for publicly owned or publicly accessible land dedicated to active or passive recreational uses, parks, and open space amenities. Uses include playgrounds, community parks, sports fields, trails, nature centers, greenways, and similar recreational facilities. These areas are intended to serve community recreation needs and may include associated structures such as pavilions, restrooms, and maintenance buildings.
Rural Resources	This category is for land in rural areas actively used for farming, agricultural production, or similar agrarian land uses where urban services are limited or do not exist. Uses include crop production, pastures, orchards, nurseries, livestock operations, and farmsteads. Single-family residential uses directly associated with agricultural operations (such as farmhouses and farm worker housing) may be included. This category also includes privately owned forested areas. This category includes properties enrolled in Agricultural Security Areas (ASA) and other agricultural lands that are not permanently restricted from conversion to other uses.
Preserved / Conserved Resources	This category is for land permanently dedicated to agricultural operations or open space protection through conservation easements, Purchase of Agricultural Conservation Easement (PACE) programs, deed restrictions, or similar preservation mechanisms. These areas include working farms with fields, pastures, farmsteads, specialty crops, and livestock production, as well as conserved open spaces that are protected from conversion to other uses through permanent legal mechanisms. Associated agricultural infrastructure such as barns, silos, and farm dwellings may be included. Urban services are not available, and development rights are restricted or transferred.
Developed	This category applies to land located outside the Regional Growth Boundary that has already been converted from its natural or agricultural state to accommodate non-residential uses such as neighborhood commercial, office, or industrial development. These areas are typically served by on-site infrastructure (e.g., private wells and septic systems) and are not intended for future expansion of urban services. While redevelopment or reuse may occur over time, the intent is to recognize existing developed patterns without encouraging additional growth or increased intensity beyond current conditions.
Transportation	This category includes land dedicated to transportation infrastructure and facilities. Uses include major roadways, highways, interchanges, public transit facilities, bus stations, park-and-ride lots, railroad rights-of-way, rail yards, airports, heliports, and associated support facilities. Ancillary uses such as maintenance facilities and administrative offices are included.

CRITICAL PLANNING INSIGHTS

Climate change is already influencing the region's infrastructure, energy use, and public health. Every land use, housing, and transportation decision now carries resilience implications.

KEY METRICS

Temperature & Precipitation: More extreme heat and heavier rainfall are stressing infrastructure.

Energy & Emissions: Rising cooling demand and transportation remain major contributors.

Power Reliability: Summer storms now pose the greatest outage risk.

Regional Leadership: Local action is increasing but requires coordinated policy.

IMPLICATIONS

Infrastructure Stress: Stormwater systems and the electric grid are increasingly strained by severe weather.

Development Patterns: Compact, mixed-use growth reduces emissions and limits exposure to flooding; continued sprawl increases long-term risk.

Green Infrastructure: Nature-based solutions are essential for managing routine heavy rainfall and improving water quality.

Equity Considerations: Lower-income households face higher energy burdens and greater health risks from heat and air quality.

Energy Transition: Falling solar costs and recent funding create strong opportunities for local renewable energy and efficiency upgrades. However, uncertainty about future incentives may affect the pace and scale of long-term implementation.

BOTTOM LINE

The Centre Region is entering a period where sustainability, climate resilience, and energy transition must be central to every planning decision. Rising temperatures, heavier rainfall, shifting energy demands, and increasing outage risks are already affecting infrastructure, natural systems, and community health—especially for vulnerable residents. At the same time, strong local commitments, expanding renewable energy opportunities, and leadership from local government and Penn State position the Region to reduce emissions, strengthen resilience, and improve quality of life. Success will depend on coordinated action across municipalities, continued investment in energy efficiency and clean energy, and land use choices that support compact, connected, and climate-ready communities.

REGIONAL SUSTAINABILITY CONTEXT

EXECUTIVE SUMMARY

Sustainability, climate, and energy shape the Centre Region's future, affecting everything from how we power our homes and businesses to how we prepare for heavier storms and hotter summers. This report looks at the trends that matter most for our community's resilience and quality of life. By focusing on responsible energy use, reducing emissions, and protecting our natural resources, the Centre Region can ensure a healthier, more affordable, and more sustainable future. This report provides an overview of key sustainability, climate, and energy trends that will influence the Region's development and quality of life in the coming decades.

CURRENT SUSTAINABILITY INITIATIVES

Across the Centre Region, municipalities and partner organizations have begun laying the foundation for a more sustainable future. Climate Action and Adaptation Plans, which set targets for reducing greenhouse gas emissions, improving energy efficiency, and building resilience to extreme weather are utilized to address points of improvement in the Centre Region's sustainability efforts. Municipalities are also working toward Sustainable Pennsylvania Community Certification, a statewide program that recognizes local governments for implementing environmentally responsible and socially equitable policies. State College Borough currently is one of the 7 municipalities in Pennsylvania with a "Platinum Certification" alongside the 5 other municipalities in the Centre Region all having achieved "Gold Certification."

The Centre Regional Planning Agency (CRPA) and member municipalities have advanced these efforts through a range of projects, including regional recycling initiatives, expanded bicycle and pedestrian infrastructure, and providing educational resources to the community on how to be more sustainable in their daily routines. These initiatives demonstrate a growing recognition that sustainability is not a separate policy area but an integrated component of housing, transportation, land use, and economic development decisions.

COMMUNITY PRIORITIES

While each municipality has a distinct identity and set of environmental conditions, resident input shows a strong, shared set of sustainability priorities across the Centre Region. The 2021 Sustainability Survey showed moderate to high concern about climate change impacts and strong support for practical, locally focused actions such as protecting conservation lands, using green infrastructure to manage stormwater, improving walking and biking conditions, reducing waste, and expanding energy efficiency and renewable energy projects. Residents also emphasized co-benefits including improved air and water quality and greater resilience to severe weather, while identifying funding and capacity as key barriers to action.

The 2024 Comprehensive Plan Survey reinforces these themes, with respondents rating actions such as protecting forests, open space, and waterways; reducing greenhouse gas emissions; expanding energy conservation and renewable energy projects; and developing local climate resilience programs as high priorities. A strong majority agreed that addressing climate change and preparing for future climate impacts will benefit the local economy and reduce long-term costs, underscoring continued community support for sustainability and resilience as integral components of the Centre Region's long-term planning framework. Sustainable initiatives conducted by the CRPA, Centre Sustains, and the individual municipalities directly address these priorities and serve to accomplish those goals.

CLIMATE TRENDS IN THE REGION

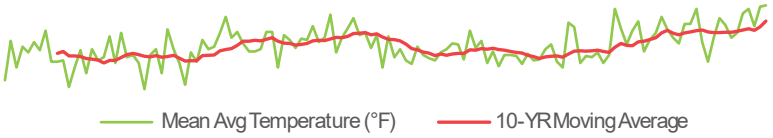
Pennsylvania is increasingly vulnerable to the health and economic impacts of climate change. Communities are already experiencing more extreme heat, heavier rainfall, declining air quality, stronger storms, and the spread of climate-related diseases. As temperatures continue to rise, the state is expected to face more frequent droughts and severe flooding. However, these impacts will not be experienced equally as older adults, individuals with pre-existing health conditions, and low-income communities face heightened risks.

The Centre Region has experienced several notable weather trends that align with broader climate change patterns seen across the Northeastern United States. Annual average temperatures show a consistent increase, which may influence local ecosystems, energy demand for heating and cooling, and the length of growing seasons. The lowest annual minimum temperature has also risen, meaning fewer extremely cold nights; an important shift that could affect pest survival rates, plant hardiness zones, and household heating needs. Similarly, total annual precipitation has increased over time, raising concerns about flood risk and water management. This is further compounded by a rise in the number of extreme daily rainfall events (≥2 inches), suggesting a higher frequency of intense storms that stress infrastructure and elevate flood potential.

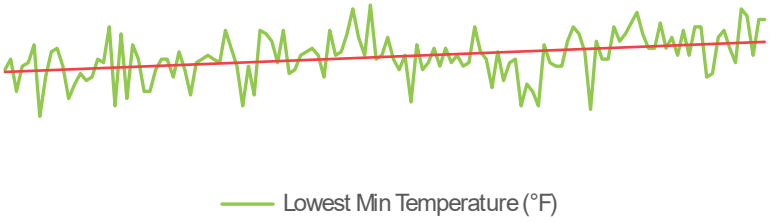
Interestingly, the number of days per year with maximum temperatures above 90°F has remained steady or slightly decreased, differing from national trends toward more frequent heat extremes. This may reflect local climate moderation or a shift in the timing of hot days. However, the number of days with minimum temperatures below 0°F has declined, signaling milder winters and potentially reduced snowpack. Meanwhile, nights with minimum temperatures exceeding 60°F have nearly doubled, which can influence comfort levels, human health, and plant growth.

TEMPERATURE TRENDS, CENTRE REGION (1893 - 2024)

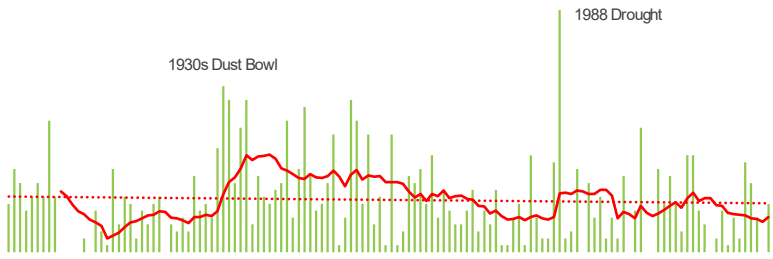
Mean Average Temperature and 10-Year Moving Average, *Centre Region (1893 - 2024)*



Lowest Minimum Temperature (°F), Centre Region (*1893 - 2024)*



Number of Days with Maximum Temperature ≥ 90°F and 10-Year Moving Average, Centre Region (1893 - 2024)



WHAT IS A 10-YEAR MOVING AVERAGE?

The 10-year moving average trend line illustrates variability in the frequency of hot days over the past century. While the trend line currently shows a slight decline, this relationship is weak and not statistically robust, reflecting considerable year-to-year fluctuations and episodic heat spikes such as those in the 1930s and late 1980s. This indicates no strong consistent long-term increase or decrease in extreme heat days in the Centre Region. The trend line should be interpreted cautiously as part of broader climate context, emphasizing natural variability alongside warming temperature averages.

CLIMATE TRENDS IN THE REGION CONTINUED

The growing season has lengthened as a result of these warmer conditions, offering potential agricultural benefits but also increasing vulnerability to new pests and diseases. Snowfall totals and days with heavy or extreme snow have decreased, further indicating a regional shift toward warmer, wetter winters with more rain and less snow. These patterns collectively underscore the need for climate resilience planning across infrastructure, agriculture, stormwater systems, and energy management.

GROWING SEASON LENGTH (-36° F), CENTRE REGION (1893 - 2024)

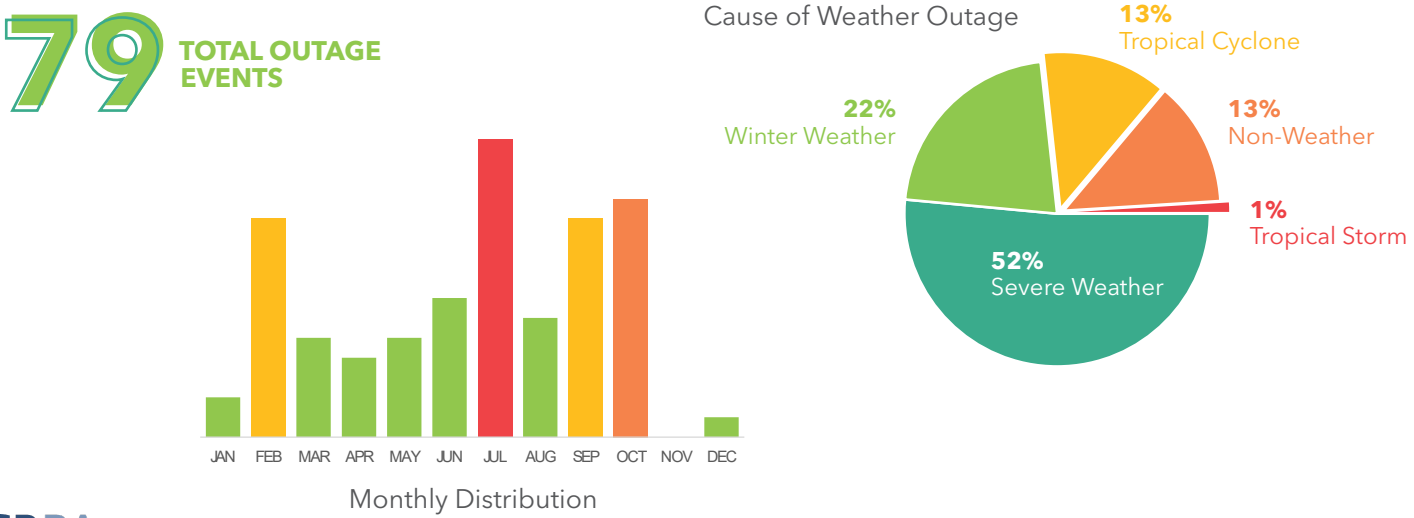
POWER OUTAGES/RESILIENCY

When connecting weather patterns to power outages, climate-driven seasonality emerges as a key factor. February and July are peak months for outages in Pennsylvania, often caused by winter ice and windstorms or summer thunderstorms and hurricane remnants. The Centre Region's trends (fewer sub-zero days and declining heavy snowfall) may gradually reduce winter outage risks, while the rise in extreme precipitation events could heighten summer outage frequency. This reflects a broader climatic shift toward wetter summers and milder winters, suggesting that intense rainfall and storms in July may offset the benefits of reduced winter disruptions.

Both weather and outage datasets highlight intensity rather than frequency as the main concern. For example, statewide outage spikes from 2010-2014 coincided with major storms, and the Centre Region's data reveals stronger precipitation events even as extreme cold and snow decline. Thus, while average conditions may appear to improve, infrastructure remains highly vulnerable to isolated, high-intensity events.

Energy demand and grid vulnerability are also closely tied to these trends. Longer growing seasons, warmer nights, and higher minimum temperatures imply increased summer energy use, especially for air conditioning. This added demand, combined with the likelihood of severe summer storms, could strain the grid during already outage-prone months like July. The overlap between higher energy demand and extreme weather heightens the risk of grid overload or failure, even if the overall number of outages continues to decline.

PENNSYLVANIA POWER OUTAGES (2003-2023)



ENERGY USE AND EMISSIONS

ENERGY SOURCES

The Centre Region, like much of Pennsylvania, continues to depend primarily on fossil fuels, especially natural gas, for electricity generation and heating. However, renewable energy sources are gradually increasing their share of the energy mix. Solar energy has grown through both small-scale residential installations and larger institutional projects, supported by federal incentives, state programs, and local advocacy for clean energy transition.

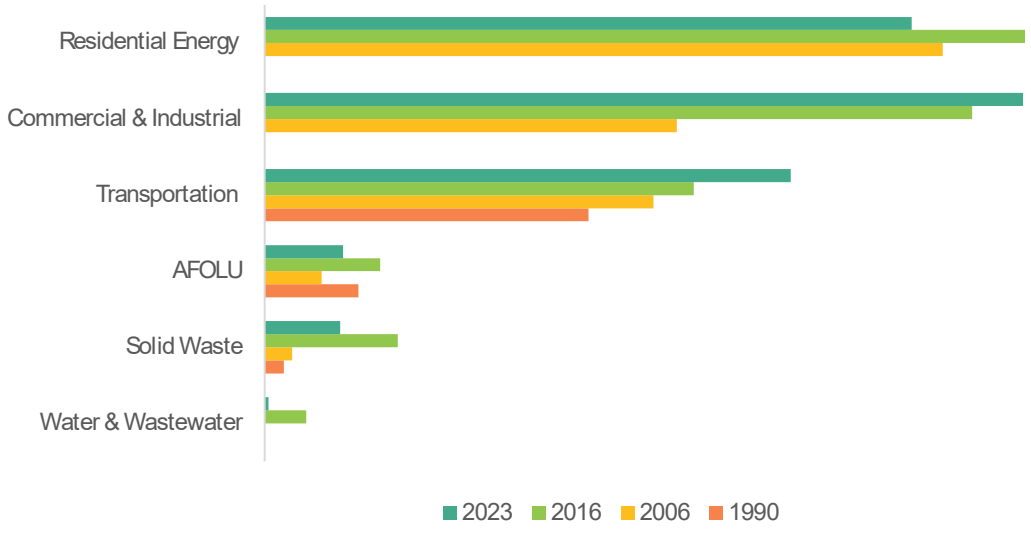
Penn State University serves as a regional energy hub and innovation leader, advancing the use of renewables and energy efficiency. The university has invested in off-site solar power purchases, building-scale energy optimization, and electrification of fleet vehicles. These efforts not only reduce emissions but also demonstrate scalable strategies for municipalities and private sector partners.

As state and federal funding for clean energy grows, the Centre Region is well-positioned to expand renewable infrastructure, pursue solar initiatives for the community, and strengthen grid resilience through battery storage and smart energy systems.

GREENHOUSE GAS EMISSIONS

The Centre Region has completed greenhouse gas (GHG) emissions inventories over the decades. The 2016 and 2023 inventories used the same protocol for calculating emissions. Total community-wide emissions declined from 824,209 $MTCO_2e$ in 2016 (an average of 10.21 $MTCO_2e$ per person) to 787,284 $MTCO_2e$ in 2023 (an average of 9.76 $MTCO_2e$ per person). The largest emissions reductions occurred in residential energy use, with additional reductions from solid waste and water/wastewater-related energy use.

TOTAL EMISSIONS ($MTCO_2e$) BY SECTOR, CENTRE REGION



ENERGY CONSUMPTION PATTERNS

The Centre Region's energy consumption patterns are closely reflected in its emissions profile, with building energy use and transportation emerging as the largest contributors to total greenhouse gas emissions. This alignment highlights the importance of focusing on efficiency, cleaner energy sources, and travel choices to achieve meaningful emissions reductions.

Energy consumption in the Centre Region reflects a mix of residential, commercial, and institutional demand, shaped by housing growth, building and development patterns, and steady economic activity. In the Centre Region, most residential energy is used to heat homes, followed by electricity for lighting, appliances, cooling, and hot water. Natural gas is the most common heating fuel, with some homes still relying on fuel oil or propane. As summers get hotter and homes add air conditioning, electric use is becoming an increasingly important part of household energy demand.

The commercial and institutional sectors including local government facilities, school facilities and healthcare and retail establishments, account for a significant share of regional energy demand. Industrial energy use is relatively modest but still plays a role through small manufacturing, construction, and technology operations.

Transportation remains one of the most energy-intensive sectors in the Centre Region. High vehicle miles traveled (VMT) reflect the area's reliance on personal automobiles for commuting and daily activities, particularly in more suburban and rural municipalities. While the region benefits from the Centre Area Transportation Authority (CATA) and an expanding network of pedestrian and bicycle infrastructure, the majority of residents still drive to work. Reducing transportation-related energy use will depend on continued investment in multimodal options, compact development patterns, and support for electric vehicle (EV) adoption.

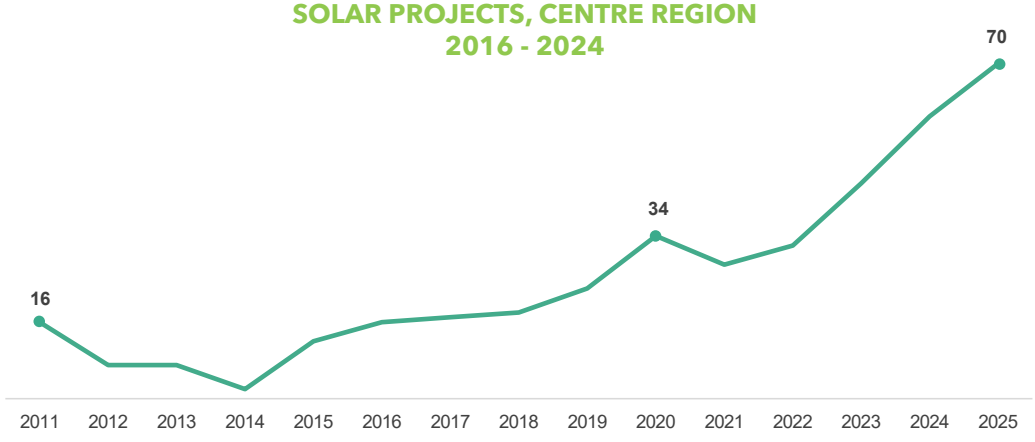
RENEWABLE ENERGY AND EFFICIENCY TRENDS

RENEWABLE ENERGY DEVELOPMENT

The Centre Region has seen steady growth in renewable energy development, particularly through solar power installations. Rooftop solar has become increasingly common among residents and small businesses as costs decline and federal incentives make clean energy more accessible. Since adoption of the Centre Region Climate Action and Adaptation Plan (CAAP), local governments, businesses, and institutions have made measurable progress advancing solar energy and clean electricity. Public-sector leadership—through rooftop solar installations at the Centre County Recycling and Refuse Authority, Ferguson Township, and the State College Area School District—has helped normalize solar as a cost-effective and reliable energy option. Building on this momentum, the commercial sector is increasingly exploring solar to manage long-term energy costs and improve resilience, with installations at facilities such as Geisinger Healthplex and Nature's Pantry.

At the regional level, local governments support clean energy adoption by sharing trusted information, coordinating resources, and reducing barriers to help residents and businesses pursue solar and energy efficiency investments.

SOLAR PROJECTS, CENTRE REGION
2016 - 2024



ENERGY EFFICIENCY

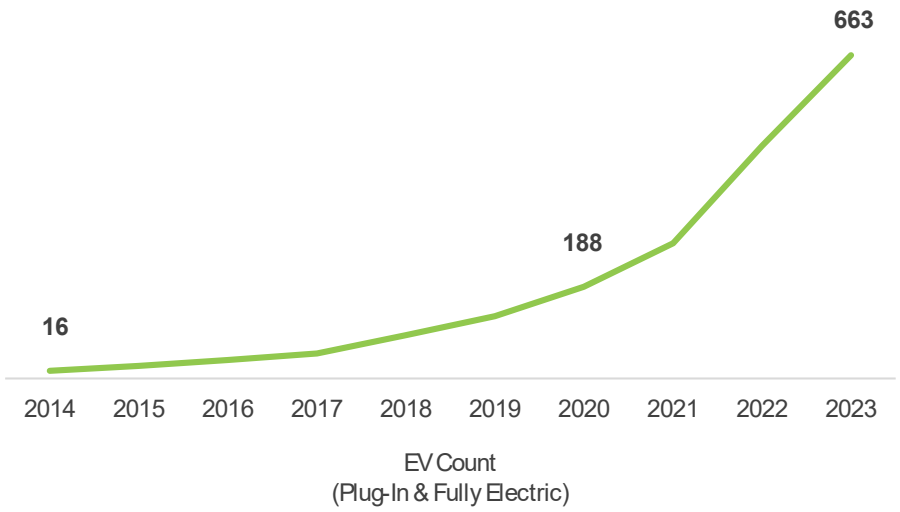
Energy efficiency continues to be one of the most cost-effective and widely supported strategies for reducing emissions and lowering energy costs. Across the Centre Region, municipalities have invested in facility upgrades—such as LED lighting, HVAC improvements, and energy management systems—to reduce operating costs and environmental impacts. At the community level, interest in energy-efficient and green building design continues to grow, supported by stronger statewide building energy codes that have made new homes nearly 40% more efficient than those built 15 years ago, significantly reducing long-term energy costs. Ongoing local education and technical assistance have helped residents and property owners better understand efficiency options, electrification technologies, and available incentives.

Penn State University plays a leading role in energy efficiency innovation. The university's Energy Conservation Program, combined heat and power (CHP) plant, and extensive building energy audits have reduced campus energy intensity and greenhouse gas emissions. These initiatives demonstrate how institutional leadership can set examples for municipalities and private sector partners in implementing practical, data-driven energy strategies.

EMERGING TECHNOLOGIES

The energy landscape of the Centre Region is evolving as emerging technologies create new opportunities for decarbonization. The adoption of electric vehicles (EVs) has grown steadily in recent years, making efficient development of charging infrastructure an importation consideration in planning.

EV REGISTRATIONS, CENTRE COUNTY



In 2023 Centre County had 103,307 total registered passenger vehicles, with 663 being battery-electric vehicles (BEV) and 3,605 being plug-in hybrid-electric vehicles (PHEV)—EVs represent just over 4 percent of vehicle registrations in Centre County. The figure below shows the recent growth in registrations for BEV and PHEV registrations in the county, with a majority of the registrations in the Centre Region zip codes.

While current EV adoption varies across communities, the projected growth in passenger EVs underscores the critical need for proactive infrastructure planning and support. Centre County is one of the top 10 counties in Pennsylvania for EV registration, but 28th statewide for total vehicle registration—indicating a greater percentage of EVs than most other areas in the state and underscoring its importance as a focus area for transportation planning.

SUSTAINABILITY & CLIMATE RESILIENCE

BUILT ENVIRONMENT

The built environment plays a critical role in the Centre Region's ability to adapt to a changing climate and support long-term sustainability. Compact, mixed-use, and transit-oriented development patterns can reduce greenhouse gas emissions, conserve land, and create more walkable and connected communities. Encouraging infill development and redevelopment within existing urbanized areas helps limit sprawl, preserve open space, and make more efficient use of infrastructure and public services.

Green infrastructure is becoming a central strategy for managing stormwater, mitigating heat, and improving environmental quality. The use of rain gardens, permeable pavements, bioswales, and tree canopy expansion helps absorb rainfall, reduce runoff, and filter pollutants before they reach waterways. These strategies complement the Centre Region's existing stormwater management programs, which aim to reduce flooding risks and improve the resilience of both natural and built systems.

NATURAL SYSTEMS

The Centre Region's forests, streams, wetlands, and open spaces form the backbone of its environmental resilience. These natural systems provide vital ecosystem services such as flood mitigation, water filtration, and carbon sequestration that protect both people and property. Maintaining and restoring ecological health is therefore a core component of climate adaptation planning.

Forests and riparian buffers help moderate temperatures, reduce erosion, and improve water quality throughout the watershed. Wetlands act as natural sponges that capture and slowly release stormwater, reducing downstream flood risks. As development pressures continue, conserving these natural assets through thoughtful land use planning, conservation easements, and partnerships will be key to sustaining the Region's ecological and economic well-being. Open space preservation also enhances biodiversity and provides residents with recreational opportunities that support physical and mental health.

COMMUNITY RESILIENCE

Climate resilience in the Centre Region extends beyond environmental systems to include public health and social equity. Rising temperatures, more frequent flooding, and degraded air quality all pose health risks, particularly for children, older adults, and individuals with preexisting conditions. Heat stress and poor air quality can exacerbate chronic illnesses, while flooding can disrupt housing and transportation access, especially in lower-income neighborhoods.

Equity considerations are therefore integral to resilience planning. Energy burden, the percentage of household income spent on energy, disproportionately affects low-income residents, making it harder to afford heating, cooling, and home efficiency upgrades. Programs that promote weatherization, renewable energy access, and energy assistance can help address these disparities. Similarly, ensuring that resilience investments such as green infrastructure or transit improvements are distributed fairly across the Region will strengthen both environmental and social sustainability.

KEY TAKEAWAYS & IMPLICATIONS

The Centre Region faces a pivotal moment in shaping a sustainable and resilient future. Growing energy demands, continued reliance on fossil fuels, and the increasing impacts of climate change such as heavier rainfall, higher temperatures, and elevated flood risks pose ongoing challenges for the Region's infrastructure, economy, and natural systems. Addressing these issues will require coordinated local action, targeted investment, and strong partnerships across municipalities, institutions, and the private sector.

At the same time, the Region has a strong foundation on which to build. Strong community support for climate action, expanding renewable energy and efficiency investments, and improving local capacity provide a solid foundation for progress. By aligning local actions with available state and federal resources and integrating sustainability considerations into routine planning and development decisions, the Region can reduce long-term risk, manage costs, and enhance overall community resilience.

DATA SOURCES

- Climate trends – Data from State College weather station
- Power Outages – Department of Energy (DOE) reported power outages
- GHG Emissions inventories (2016 & 2023) – completed using ICLEI US Community Protocol
- Solar projects – Centre Region Code Administration permit data
- EV registration chart - Data from PennDOT report of registrations 2014-2023
- EV map – PennDOT registration data (2024)

Location:

Council of Governments General Forum Room

or via Zoom

2643 Gateway Drive
State College, PA
16801

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CENTRE REGIONAL PLANNING AGENCY 2026 PLANNING COMMISSION TRAININGS

Tuesday | 5PM - 6:30PM

MARCH 10

Planning 101: An Introduction to the Planning Commission

Designed for newly appointed Planning Commissioners, this session provides a practical overview of the Planning Commission's role, responsibilities, and decision-making processes. It also serves as a helpful refresher for experienced members.

Tuesday | 5PM - 6:30PM

MAY 12

How to Read a Plan

This hands-on session walks through the key components of subdivision and land development plans so Planning Commissioners can better understand what they are reviewing at meetings. Participants will apply what they learn during a guided breakout exercise using real plan examples.

This session will be held in-person only.

Tuesday | 5PM - 6:30PM

AUGUST 25

Emerging Trends

This interactive session explores emerging planning topics and issues affecting local governments. Attendees will help shape the discussion by selecting the trends they are most interested in learning more about.

Tuesday | 5PM - 6:30PM

NOVEMBER 10

Act 537 Plan: Sewage Planning

With a regional Act 537 Plan update scheduled for 2027, this session introduces what an Act 537 Plan is, why it is required, and how the update process works. It is intended to build foundational understanding ahead of the upcoming planning effort.

Light refreshments will be provided.

Register for the events here or scan the QR code:
https://us02web.zoom.us/meeting/register/ZXI3lb9TSvyT5aiSq97_FA

CRPA
Centre Regional Planning Agency

COLLEGE TOWNSHIP

COLLEGE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
March 3, 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:	Don Franson, P.E., P.L.S., Township Engineer Lindsay Schoch, AICP, Principal Planner Mark Gabrovsek, Zoning Officer Keri Kenepp, Community & Economic Development Director Sharon Meyers, Senior Support Specialist – Engineering/Planning
GUESTS:	Mark Torretti, PennTerra Engineering, Inc.

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 17, 2026 PC Meeting Minutes

Mr. Fenton moved to approve the February 17, 2026 meeting minutes as written.
Mr. Forziat seconded the motion.
Motion carried unanimously.

PLANS:

P-1 Sketch Plan – Park Furniture at Shiloh Commercial Park

Mr. Mark Torretti from PennTerra Engineering introduced himself as well as Travis and John Muccitelli from Park Furniture. Mr. Torretti reviewed the Shiloh Commercial Park Subdivision and explained that a revised subdivision plan will be submitted. The revision will reflect changes to lot lines and a proposed lot consolidation, which will increase the total number of lots in the project from seven to eight.

Mr. Torretti stated that the sketch plan includes a proposed 40,000 square-foot furniture showroom and does not include a warehouse facility. He explained that the building location has largely been determined by the maneuverability requirements for delivery trucks on the site. The design also considers form-based zoning principals, including the placement of some parking behind the building. In addition, a sidewalk connection towards Premier Theatre has been proposed at the request of College Township staff.

Mr. Fenton inquired about the anticipated timeline for the project. Mr. Torretti responded that the critical path is determined by the revised subdivision and the future Park Furniture NPDES permits.

He added that a revised preliminary subdivision plan may be submitted in April and Phase 2 Final Plan could be submitted in June.

Mr. Darrah asked staff about the parking requirements for the proposed furniture store if the form-based zoning is approved sooner rather than later. Ms. Schoch explained that the minimum parking requirement may be significantly less under form-based zoning. She added that once Council approves a draft and the ordinance is pending, the developer will have the option to design under the existing ordinance or the form-based ordinance.

OLD BUSINESS:

OB-1 Hybrid/Form-Based Code – Uses in Dale Summit

Ms. Schoch presented a current Zoning Map of the Dale Summit Area to illustrate the existing zoning districts and the sharp district boundaries created by Euclidian zoning. She also provided an image of the proposed Regulatory Map, which shows density-based districts under the form-based code approach. Ms. Schoch continued by reviewing the recommended residential density ranges for the proposed districts in Dale Summit and shared renderings to help visualize the potential types of residential units. She noted that more than fifteen units per lot should not be permitted in the Mixed-Neighborhood Zone but could be allowed in higher-density zones.

The Planning Commission discussed residential density across all districts and ultimately concluded that the Township should not establish a maximum number of residential units per lot in the Dale Summit Area.

During the review of the Table of Uses, the Planning Commission recommended the following revisions:

- Remove 8 Dwellings per Lot and 10 to 15 Dwellings per Lot
- Replace More than 15 Dwellings per Lot with More than 7 Dwellings per Lot and permit this use by right in the Mixed-Neighborhood Zone
- Retail should be permitted by right across all districts
- Include Preschool with Daycare and allow the use by right in the SD-2 Shiloh Road Zone
- Expand Office Uses to include Medical, Professional, and Personal Services
- Provide clearer definitions for personal services and professional services
- Clarify the definition of wine tasting to include wine, beer, and cider, and allow the use by right in the SD-2 Shiloh Road Zone

The Commission also discussed industrial areas within the Township. Mr. Forziat asked what percentage of the Township's industrially zoned land would be eliminated under the proposed form-based zoning. He also requested that staff contact Patton Township to obtain feedback on the potential loss of industrial land, noting that College Township and Patton Township have a reciprocal agreement regarding industrial districts.

Mr. Gabrovsek suggested that although the proposal does not establish a specific industrial district, allowing industrial uses within special districts and the Mixed-Core may effectively expand the area where industrial uses may occur.

Following discussion, the Commission agreed that additional clarification and improved definitions would help them make a more informed recommendation. Mr. Rimmey suggested that staff maintain relatively broad definitions to remain consistent with the philosophy of form-based zoning.

NEW BUSINESS: No *New Business* items presented.

REPORTS:

R-1 Council Report

Mr. Fenton reported that Council reviewed the ordinance and decided to allow data centers as a conditional use in districts where they are currently allowed by-right. Ms. Schoch clarified that Council

will amend the ordinance to prohibit data centers in the Rural Residential Zoning District, as they are not currently permitted by-right. Mr. Fenton also reported that Council approved the rezoning request for the PAM Health subdivision.

STAFF INFORMATIVES:

SI-1 Zoning Bulletin

Mr. Darrah suggested the Planning Commission review the article addressing microbreweries as conditional uses, as well as the article discussing special use permits.

SI-2 Approved Council Meeting Minutes (January 5, 2026 – February 5, 2026)

No further discussion.

OTHER MATTERS: No *Other Matters* presented.

ANNOUNCEMENTS:

Mr. Darrah announced the next regular PC meeting will be held on Tuesday, March 17, 2026 at 7:00 p.m.

ADJOURNMENT:

Mr. Din moved to adjourn March 3, 2026 PC meeting.
Mr. Fenton seconded the motion.
Motion carried unanimously.

Meeting adjourned at 8:41 p.m.

Draft

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning

COLLEGE TOWNSHIP

MEMORANDUM

To: College Township Planning Commission

From: Lindsay Schoch, AICP, Principal Planner

Thru: Mike Bloom, Assistant Township Manager

Re: Amendments to Chapters 87 & 200

Date: March 13, 2026, for March 17th meeting

Background:
At the February 19th Council meeting, Council approved Ordinance O-26-02, which made amendments to Chapters 87 (Conditional Uses) and 200 (Zoning) pertaining to Data Centers. The intent of these amendments was to make Data Centers a Conditional Use in zoning districts where they were otherwise previously a Permitted Use by Right. After further review, staff have identified errors in the changes enacted through Ordinance O-26-02 that would inadvertently result in the ordinance not meeting its intent.

In the course of revisiting and rectifying those changes made to Chapters 87 and 200, staff has also taken the opportunity to address the typical impacts of large data centers, most notably water and energy consumption.

A similar memo was presented to Council on March 5, which outlined the changes necessary to rectify the issue; as a result, Council moved to schedule a Public Hearing for April 16, making this a "Pending Ordinance". As part of the process, the Centre Regional Planning Agency reviewed the changes and submitted a letter to the Township, now, the Planning Commission is charged with review and recommendation of the following changes:

Recommended Changes:
Included for the Planning Commission's review is a Draft Ordinance O-26-03 that would accomplish the following:

- Amend Chapter 200 to remove Data Centers as a Permitted Use By Right in the Office Commercial, Commercial & Industrial zoning districts.
- Amend Chapter 200 to add Data Centers as a Conditional Use in the Office Commercial, Commercial & Industrial zoning districts.
- Amend Chapters 87 to remove Data Centers as a Conditional Use in the Rural Residential zoning district.
- Amend Chapter 87 to add Data Centers as a Conditional Use in the Office Commercial, Commercial and Industrial zoning districts.
- Amend Chapter 87 to add conditions of approval for Data Centers that pertain to water and energy consumption.

Requested Action:
The Planning Commission is asked to review and provide feedback on the attached Draft Ordinance O-26-03 to amend Chapters 87 and 200 and make a recommendation that Council approve the changes at the Public Hearing scheduled for April 16.

Attachments:
Centre Regional Planning Agency Letter – March 5, 2026
Draft Ordinance O-26-03

CRPA Centre Regional Planning Agency

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

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

March 5, 2026

RE: COLLEGE TOWNSHIP: DATA CENTER CORRECTIVE AMENDMENT – CRPC COMMENT

Dear Lindsay,

Thank you for informing us that, following the adoption of the Data Center ordinance amendment, College Township staff identified that the enacted language unintentionally included Data Centers as a permitted use in the Rural Residential Zoning District, which was not consistent with the Township's stated intent.

As described, the Township's intent was to allow Data Centers by Conditional Use in zoning districts where they are already permitted — specifically the Office Commercial, Commercial, and Industrial zoning districts. This approach was intended to ensure additional local review and public input for any future proposals.

The proposed corrective amendment, which removes Data Centers from the Rural Residential Zoning District and aligns the ordinance language with the Township's original intent, is administrative and technical in nature. Because the revision does not represent a change in policy direction or scope from what was previously reviewed and supported by the CRPC at its February 5, 2026, meeting, CRPA staff have determined that this correction does not require additional review by the Centre Regional Planning Commission (CRPC).

The correction will be documented through administrative review by CRPA staff and shared with the CRPC as a Matter of Record at its next meeting.

Please do not hesitate to contact me if you have any questions or need additional information.

Best regards,

Pamela J. Adams
Director

cc: Adam Brumbaugh, Township Manager
CRPC

COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

ORDINANCE NO. O-26- 03
AN ORDINANCE OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY, PENNSYLVANIA,

AMENDING CHAPTER 87 CONDITIONAL USES BY REMOVING DATA CENTERS FROM THE RURAL RESIDENTIAL ZONING DISTRICT AND INCLUDING THEM AS CONDITIONAL USES IN THE OFFICE COMMERCIAL, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

AND

CHAPTER 200 ZONING TO REMOVE DATA CENTERS AS PERMITTED USES BY RIGHT IN THE OFFICE COMMERCIAL, COMMERCIAL, AND INDUSTRIAL DISTRICTS AND ADD DATA CENTERS BY CONDITIONAL USE IN THE OFFICE COMMERCIAL, COMMERCIAL, AND INDUSTRIAL DISTRICTS.

GERNERAL REFERENCES
Conditional uses — See Ch. 87.
Zoning – See Ch. 200

~~Strikethrough~~ = deletion
Bold Italics = addition

WHEREAS Data Centers are permitted By Right in the Office Commercial, Commercial, and Industrial Zoning Districts; and

WHEREAS all uses listed in Office Commercial are also permitted in the Commercial Zoning District; and

WHEREAS Data Centers are permitted by Conditional Use in the Rural Residential Zoning District; and

WHEREAS the Council of the Township of College intends to remove Data Centers from the Rural Residential Zoning District.

WHEREAS it is College Township's Intent that Data Centers shall only be permitted by Conditional Use in the Office Commercial, Commercial, and Industrial Zoning District; and

SECTION 1 – REMOVE ARTICLE XVII IN CHAPTER 87

~~Chapter 87, Article XVII – Data Centers~~

~~87-64: Data Centers~~

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

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

~~(1) Change in building height.~~

~~(2) Building step backs or recesses~~

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

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

~~(5) Use of accent materials.~~

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

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

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

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

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

SECTION 2 - REMOVE THE USE BY RIGHT OF DATA CENTERS FROM ATTACHMENT 15 CRITERIA AND STANDARDS FOR OFFICE COMMERCIAL (C-2), (COMMERCIAL), AND CRITERIA AND STANDARDS ATTACHMENT 16 GENERAL INDUSTRIAL DISTRICT (I-1).

SECTION 3 - ADD THE CONDITIONAL USE OF DATA CENTERS TO ATTACHMENT 15 CRITERIA AND STANDARDS FOR OFFICE COMMERCIAL (C-2), (COMMERCIAL), AND ATTACHMENT 16 CRITERIA AND STANDARDS FOR INDUSTRIAL ZONING DISTRICTS (I-1).

SECTION 4 – ADD ARTICLE XVII IN CHAPTER 87

Chapter 87, Article XVII – Data Centers

87-64: Data Centers

A. Data Centers shall be permitted by Conditional Use in the Office Commercial, Commercial, and Industrial Zoning Districts.

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

(1) Change in building height.

(2) Building step backs or recesses

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

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

(5) Use of accent materials.

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

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

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

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

I. Infrastructure.

(1) Water. The applicant shall submit an analysis of raw water needs (groundwater or surface water) from either private or public sources, indicating quantity of water required. If the source is from a municipal system, the applicant shall submit documentation that the public authority will supply the water needed.

(2) Any user requiring more than 50,000 gpd shall analyze and consider Beneficial Reuse Water as an alternative method of non-potable water usage.

(3) A water feasibility study will be provided in order to determine if there is an adequate supply of water for the proposed data center and to estimate the impact of the data center on existing wells in the vicinity.

(4) No data center shall be approved without sufficient water.

(5) A Water Feasibility Study shall include the following minimum information:

a. Calculations of the project water needs

b. A geologic map of the area with a radius of at least one mile from the site.

c. The location of all existing and proposed wells within 1,000 feet of the site, with a notation of the capacity of all high-yield wells.

d. The location of all streams within 1,000 feet of the site and all known point sources of pollution

e. Based on geologic formations underlying the site, the long-term safe yield shall be

determined.

f. A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, streams, and the groundwater table.

g. Identification of how water will be recycled or released into surrounding water bodies.

h. A statement of the qualifications and the signatures of the person preparing the study.

(6) The applicant shall provide proof of review and approval from the Susquehanna River Basin Commission (SRBC) for projects that have:

a. Water withdrawals of 100,000 gallons per day (gdp) or more over a 30-day average from any source or combination of sources within the SRBC.

b. Any consumptive water use of 20,000 gpd or more over a 30-day average from any water source.

J. Electric.

(1) The applicant shall submit documentation from the serving electric utility verifying available system capacity and identifying any required upgrades. The Township may condition approval upon:
(a) phased energization,
(b) execution of a development agreement addressing infrastructure cost responsibility, and
(c) installation of on-site generation or energy storage facilities sufficient to mitigate identified infrastructure impacts

SECTION7 SERVERABILITY

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

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

ATTEST: **COLLEGE TOWNSHIP COUNCIL:**

_____ _____
Adam Brumbaugh, Secretary Susan Trainor, Chair

COLLEGE TOWNSHIP

MEMORANDUM

To: College Township Planning Commission

From: Lindsay K. Schoch, AICP | Principal Planner

Thru: Keri Kenepp, Community & Economic Development Director

Date: March 10, 2026 (for discussion at the March 17 Planning Commission Meeting)

Re: Uses & Definitions

Introduction:

The Planning Commission has been charged with reviewing the listing of Uses to be permitted as a part of the Draft Zoning Code currently being prepared for Dale Summit. The PC requested clarification regarding definitions of some uses, which are provided below.

March 3, 2026, Planning Commission Follow-up		
Definitions	**Merrium-Webster**	**Staff Recommendation**
Personal Service	A service based on the intellectual or manual efforts of an individual (as for salary or wages) rather than a salable product of his or her skills	Businesses that provide services directly to individuals for personal care, grooming, maintenance, or convenience, typically performed on-site and involve limited equipment, minimal noise, and primarily walk-in or appointment-based customers.
Professional Service	A service requiring specialized knowledge and skill usually of a mental or intellectual nature and usually requiring a license, certification, or registration.	Businesses that provide specialized knowledge-based services primarily through consultation, analysis, design, or administrative work, generally conducted in an office environment.
Light Industrial / Manufacturing	The production of small goods that will be sold to the people who use them rather than to another manufacturer.	Facilities engaged in assembly, fabrication, processing, packaging, storage, research, or similar activities that involve limited external impacts such as noise, vibration, smoke, odor, or heavy truck traffic.
Heavy Industrial	The production of goods (such as coal or steel) that are used to make other goods.	Industrial operations involving large-scale manufacturing, processing, extraction, or materials handling that may generate significant external impacts such as noise, vibration, emissions, truck traffic, or outdoor storage.

Tasting Rooms	None Provided	A facility where alcoholic beverages produced on-site or off-site by the operator are offered to the public for sampling, tasting, and limited on-premises consumption, typically associated with a winery, brewery, cidery, distillery, or similar producer.
Inter-municipal zoning implementation agreement		
Agreement between College and Patton Townships	Prepare the request in writing to Patton Township (CRPA reviews as well)	• If adequate, municipalities may approve. • If not adequate, party can: deny, refer to dispute resolution, or initiate termination of agreement. • Determine on a case-by-case basis formal process is not necessary.

Attached with this Memo for the Planning Commission's review is the updated Table of Uses as per the most recent recommendations by the Planning Commission.

Requested Actions:
Planning Commission should take the following actions:

- Decide if the definitions will be included in the Draft Zoning Code.
- Make a recommendation to Council on the permitted/conditional use listings for the districts identified in the Draft Zoning Code.

Table of Uses

Key:	■ Permitted Use by Right	☐ Conditional Use			

Use	Zone				
	Mixed Neighborhood	Mixed Core	SD 1- Nittany Mall	SD-2 Shiloh Road	SD-3 Corning Industrial
Residential					
1 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/Preschool	■	■	■	■	
Convenience Store (no dispensing of fuel)	■	■	■	■	■
Gas Station / Dispensing of fuel				■	■
Eating and Drinking Establishments	■	■	■	■	■
Market, Permanent	■	■	■	■	
Business/Market, Temporary	■	■	■	■	
Office Uses (including Medical, Professional and Personal Services)	■	■	■	■	■
Self-Storage				■	■
Movie Theatre		■	■	■	
Indoor Recreation	■	■	■	■	■

Use	Mixed Neighborhood	Mixed Core	SD 1 – Nittany Mall	SD 2 – Shiloh Road	SD 3 – Corning Industrial
Civic					
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					■
Farming				■	
Forestry	■	■	■	■	■
Commercial Green House				■	■
Industrial					
Ground Transportation			■	■	■
Light Industrial / Light Manufacturing		■	■	■	■
Heavy Industrial/Heavy Manufacturing					■
Storage and Distribution				■	■
Mobility Hub			■	■	■
Commercial Laundry				■	■
Warehousing				■	■

COLLEGE TOWNSHIP

MEMORANDUM

To: College Township Planning Commission

From: Lindsay K. Schoch, AICP | Principal Planner

Thru: Keri Kenepp, Economic Development Director

Date: March 12, 2026 (for discussion at the March 17 Planning Commission Meeting)

Re: Dale Summit Special Districts

Introduction:

Form-Based Code (FBC) allows for Special Districts to be established which provide opportunities for special regulations that are not necessarily permitted in the otherwise designated regular districts (Mixed Neighborhood and Mixed Core).

As the Planning Commission has worked through the various elements of the hybrid FBC, potential needs for Special Districts have become more apparent. From the discussions with Planning Commission, Staff has identified 3 possible Special Districts for consideration. The Special Districts recommended are identified in the chart below with a general location and brief description of the purpose of each district.

Once Planning Commission has reached a consensus on the general location and purpose of the Special Districts, Staff would like Planning Commission members to provide initial suggestions on elements such as height and lot width for each Special District. Staff will then utilize the initial feedback to present a recommendation at the following regular meeting.

Staff Recommended Special Districts		
Name	**General Location**	**Description of Purpose**
Special District 1 – Nittany Mall	The area around the current Nittany Mall encircled by E College Ave, Benner Pike, and Shiloh Rd.	Provides for more flexible regulations to allow for building heights exceeding those outlined in the Mixed Core district.
Special District 2 – Shiloh Rd	The area along Shiloh Rd nearest the Benner Township line to approximately the Trout Rd intersection.	Provides consideration for uses and lot/building dimensions that will not fit the regulations set forth in Mixed-Neighborhood or Mixed-Use districts.
Special District 3 – Summit Park	The area that currently includes the Summit Park (old Corning plant) property.	Provides a more targeted area for clustered light to heavy industrial uses in an area of Dale Summit.

Action Item:

Planning Commission should take the following actions at the March 17th meeting:

- Decide if there is consensus to move forward with the 3 proposed Special Districts and their general purposes.
- Provide initial suggestions on regulatory elements such as building heights and lot widths for each Special District

Staff should take the following actions following the March 17th meeting:

- Utilize the suggestions from Planning Commission on the Special Districts and pertinent regulatory elements to craft a staff recommendation on the designated Special District regulations that will be presented at the April 7th regular meeting.

College Township Engineering Zoning Planning Update

COLLEGE TOWNSHIP

MARCH 2026

SUBDIVISION/LAND DEVELOPMENT PLAN COUNCIL ACTION DEADLINES

Title	Submitted	Action Deadline
PSU – Relocate Bike at Innov.	**1/20/2026**	4/20/2026
PSU – ADL Master	**2/17/2026**	5/18/2026

SUBDIVISION/LAND DEVELOPMENT PLAN ACTIVITY

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

		comments due; to PC 11/18; to CTC 12/4; 12/5 conditional approval letter sent, 12/11 accepted; to coordinate with Keller Eng.; ext. req. received 2/6, to CTC 2/19, sent approval 2/20
PAM Health Subdivision	April 5, 2026	10/28 submitted; 10/29 completeness review and comment request letter sent; 11/14 comments due, sent 11/17; revision due 11/24; to PC 12/2; to CTC 1/5; 1/6 conditional approval letter sent, 1/6 accepted; property to be posted for Public hearing 2/6; Intent to Serve letter issued by CTWA; Agreement to be reviewed to include water
PSU – Relocate Bike @ Innov.	April 20, 2026	1/20 submitted; 1/20 completeness review and Comment request letter sent; 1/30 comments due; revision due 2/9; comments due 2/13; to PC 2/17, **to CTC 3/5**
PSU – ADL Master	May 18, 2026	2/17 submitted; 2/17 completeness review and Comment request letter sent; 2/27 comments due; **revision due 3/9**; comments due 3/13 *or 3/20*; revision due 3/23 *or 3/30*; comments due 4/3; to PC 4/7, to CTC 4/16

MINOR PLANS

Summit Park/Stuckey	Submitted 8/8/2025 Expires 10/7/2025 **Record by 3/30/2026**	sent to Schnure, Kauffman & Wargo; comments due 8/22; revision due (Tues) 9/2; comments due 9/19; no more comments from staff, approval letter dated 12/30
Maxwell Storage	Submitted 12/22/2025 Expires 04/21/2026	sent to Schnure, Kauffman & Wargo; comments due 1/9/2026; revision due 2/2; comments due 2/6; 2/6 CT requested review ext., approved 2/9; **revision due after on-site meeting (TBD)**
PSU-Bee Research Facility	Submitted 1/5/2026 Expires 5/5/2026	sent to Schnure, Kauffman & Wargo; comments due 1/16, sent 1/20; revision due 2/9; comments due 2/13 & review ext requested (2/17 granted); revision due 2/23; **comments due 3/6**
PSU-Road Realignment	Submitted 1/5/2026 Expires 5/5/2026	sent to Schnure, Kauffman & Wargo; comments due 1/16, sent 1/20; revision due 2/9; comments due 2/13 & review ext requested (2/17 granted), revision due 2/23; **comments due 3/6**
Nittany Casino	Submitted 2/17/2026 Expires 4/18/2026	sent to Schnure, Kauffman & Wargo; comments due 2/27; **revision due 3/9**; comments due 3/13

Christ Community Church & Shiloh Comm Park Replot	Submitted 2/26/2026 Expires 4/27/2026	sent to Schnure, Kauffman & Wargo; **comments due 3/13**; revision due 3/23; comments due 3/27

OTHER

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

E College & Shiloh + Decibel	Bid opened 8/26, awarded 9/4 to M&B Services; work to begin 3/16/26
Shiloh & Decibel Signal Upgrades	GLG grant in process of applying

TRACKING

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

ENGINEERING BOND/LOC SURETY EXPIRING SOON

State College VA – auto renew (expires/renew April 24th)

LDP's UNDER CONSTRUCTION

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

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

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