



Zoning Hearing Board

Reorganization Meeting Minutes

Thursday, January 8, 2026

4:30 p.m.

Attendance

Members: Ben Eltz, Steve Lyncha, Daniel Klees, Shaun Pardi, and George Khoury

Staff: Mark J Gabrovsek, Zoning Officer, Lindsay Schoch, Principal Planner, and Susan Hetzel, Sr. Support Specialist-Zoning/Recording Secretary

This report reflects the author's interpretations of the meeting events and discussions. Please respond with acceptance of the minutes. Should there be any corrections that are deemed required to this report, please send a copy of your suggested corrections to the author within ten (10) days of receipt. Receiving no corrections, this report shall stand as reported.

Call to Order

Past Chair Eltz called meeting to order at 4:03 p.m.

Passing the gavel to Vice Chair Lyncha to continue as acting chair for reorganization.

Election of Officers

Acting Chair Lyncha called for nominations for 2026 College Township Zoning Hearing Board Chair.

Mr. Pardi moved to nominate Mr. Eltz as Chair of the College Township Zoning Hearing Board for 2026. Mr. Klees seconded the nomination. Hearing no further nominations, Acting Chair Lyncha called to closed nominations, followed by a vote. Motion carried. (5-0-0).

Chair Eltz called for nominations for 2026 College Township Zoning Hearing Board Vice-Chair.

Mr. Klees moved to nominate Mr. Lyncha as Vice Chair of the College Township Zoning Hearing Board for 2026. Mr. Khoury seconded the nomination. Hearing no further nominations, Chair Eltz called to closed nominations, followed by a vote. Motion carried. (5-0-0).

Appointment of Hearing Officers

Acting Chair Eltz reviewed that by appointing the Board as Hearing Officer(s) following the Pennsylvania Municipalities Planning Code, Article IX (Zoning Hearing Board), Section 906(a) and Section 908 (Hearings), would allow the Board to conduct a hearing through the Hearing Officer(s) in lieu of a quorum of the full Board. Acting Chair Eltz called for a motion to appoint all Board members as Hearing Officers.

Mr. Khoury moved to appoint all members as hearing officers. Mr. Lyncha seconded. Motion carried. (5-0-0).

Appointment of Zoning Hearing Board Solicitor and Alternate Solicitor

Chair Eltz noted that, due to conflicts of interest last year, the Board had to appoint an alternate solicitor, and that both the Solicitor and Alternate Solicitor agree that including the appointment of an alternate solicitor at reorganization would be good practice for future needs.

Mr. Klees moved to appoint Jeffrey W. Stover, Esquire, of Stover, McGlaughlin, and Gerance PC of Bellefonte, PA, as the College Township Zoning Hearing Board Solicitor; and, Mr. Alan Kirk, Esquire, of Alan F. Kirk Law Offices as Alternate Solicitor for the calendar year 2026. Mr. Pardi seconded. Motion carried. (5-0-0).

Acceptance

The board agreed to set the 2027 organization meeting for Tuesday, January 12, 2027, starting at 4:30 p.m.

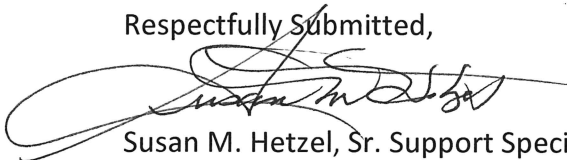
Other Matters/Informative

- Case 2024-001 Channel Communications-Active Tolling Agreement Expires September 30, 2026
- Mr. Gabrovsek stated that in regard to the tolling agreement, the College Township Council has received the formal submission for Conditional Use in the I-1 zoning for the boxing gym tenant as indoor recreation may be considered a conditional use as allowed by Council.
- Ms. Schoch invited those that may be interested to the joint Council and Planning Committee Meeting, Wednesday, January 28, 2026, at 6:30 p.m. to talk about the Hybrid Form Based Code.

Close of Organization Meeting

Chair Eltz called ZHB Reorganization Meeting closed at 4:43 p.m.

Respectfully Submitted,



Susan M. Hetzel, Sr. Support Specialist – Zoning
Recording Secretary