



**COLLEGE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
January 20, 2026
1481 E. College Avenue State College PA 16801
Hybrid Meeting (In-Person or via Zoom)**

PRESENT: Suleman Din, Vice Chair
Peggy Ekdahl, Secretary
Matthew Fenton
Ray Forziat
Tad Rimmey

EXCUSED: Ed Darrah

STAFF PRESENT: Don Franson, P.E., P.L.S., Township Engineer
Keri Kenepf, Community and Economic Development Director
Lindsay Schoch, AICP, Principal Planner
Mark Gabrovsek, Zoning Officer
Sharon Meyers, Senior Support Specialist – Engineering/Planning

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

ZOOM MEETING PROTOCOL: Mr. Din verified there were no members of the public present via Zoom.

OPEN DISCUSSION: None presented.

CONSENT AGENDA:

CA-1 January 6, 2026 PC Meeting Minutes

Mr. Fenton moved to approve the January 6, 2026 meeting minutes as written.

Mr. Rimmey seconded the motion.

Motion carried unanimously.

PLANS: No Plans presented.

OLD BUSINESS:

OB-1 Planning Commission Annual Report – Final Draft

Mr. Din stated that the annual report provides a strong summary of the Planning Commission's challenges and accomplishments over the past year. He suggested that the report could be shared with perspective Planning Commission members to highlight the Commission's work and provide insight into its members, noting the current vacancies on the Commission.

Mr. Fenton thanked staff for their efforts in compiling a thorough and informative report.

Mr. Forziat moved to approve the 2025 College Township Planning Commission Annual Report as written, to be presented to College Township Council at a regular scheduled meeting in February.

Mr. Fenton seconded the motion.

Motion carried unanimously.



NEW BUSINESS:

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

Mr. Din introduced the conditional use request and provided his perspective as a user of the facility. Staff provided a memo explaining that in early 2025, College Township adopted an ordinance permitting “Indoor Recreation Facilities” within the General Industrial Zoning District by Conditional Use. The Planning Commission was tasked with reviewing the submitted application and materials to determine whether the proposal meets the required criteria.

Mr. Din opined that the facility meets the criteria set forth in the conditional use application and presents minimal traffic impact due to operating hours of the facility.

Mr. Gabrovsek offered a brief overview of the history of requests. Ms. Schoch confirmed that the applicant will be present at the public hearing to respond questions regarding the business, lighting, traffic, and other related matters.

The Planning Commission discussed several topics, including age restrictions, hours of operation, ADA accessibility, and the primary use of the facility. The Commission agreed that if additional sports of uses are proposed in the future, a new permit would be required. Commissioners also discussed the need for a clearly designated main entrance and adequate lighting at all entrances and exits.

The Planning Commission requested that staff contact the owner-operator and ask them to attend a future Planning Commission meeting to address questions and concerns prior to making a recommendation to Council.

By consensus, the Planning Commission agreed to table the conditional use request from Legacy Boxing & Combat Academy LLC until a future meeting.

REPORTS:

R-1 Council Report

Mr. Fenton reported that Ms. Schoch provided Council with an update on the progress of the Planning Commission on the Hybrid/Form-Based Code. He noted that the Township Manager and Assistant Manager expressed their appreciation for the Planning Commission and its efforts.

STAFF INFORMATIVES:

SI-1 Council Approved Minutes

No further discussion.

SI-2 Zoning Bulletins

Mr. Din noted an article regarding ADA compliance and disability discrimination, noting its relevance to the earlier discussion on the conditional use request.

SI-3 January 2026 EZP Update

No further discussion.

OTHER MATTERS: No *Other Matters* presented.

ANNOUNCEMENTS:

Mr. Din announced the next regular PC meeting will be held on Tuesday, February 3, 2026 at 7:00 p.m. Also noted, the joint Council and Planning Commission meeting on Wednesday, January 28, 2026 with a light dinner at 5:30 p.m. and the meeting to follow at 6:30 p.m.



ADJOURNMENT:

Mr. Fenton moved to adjourn January 20, 2026 PC meeting.

Mr. Forziat seconded the motion.

Motion carried unanimously.

Meeting adjourned at 7:38 p.m.

Sharon E. Meyers

Sharon E. Meyers

Senior Support Specialist – Engineering/Planning