



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

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**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

