



COLLEGE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
February 3, 2026
1481 E. College Avenue State College PA 16801
Hybrid Meeting (In-Person or via Zoom)

PRESENT: Ed Darrah, Chair
Peggy Ekdahl, Secretary
Matthew Fenton
Ray Forziat
Tad Rimmey

EXCUSED: Suleman Din

STAFF PRESENT: Don Franson, P.E., P.L.S., Township Engineer
Keri Kenep, 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. Darrah called the meeting to order at 7:00 p.m.

ZOOM MEETING PROTOCOL: Mr. Darrah verified there was a member of the public present via Zoom. Ms. Meyers shared the Zoom meeting protocol.

OPEN DISCUSSION:

Mr. Fenton noted that *statecollege.com* recently published an article regarding the Centre Hills Country Club development off Country Club Road. The Planning Commission discussed a land development plan previously approved by College Township for a similar project off Scenery Drive.

CONSENT AGENDA:

CA-1 January 20, 2026 PC Meeting Minutes

Mr. Forziat moved to approve the January 20, 2026 meeting minutes as written.

Mr. Fenton seconded the motion.

Motion carried unanimously.

PLANS: No *Plans* presented.

OLD BUSINESS:

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

Ms. Schoch reminded the Planning Commission that under a Form-Based Code, form is the primary focus and uses are secondary.

The Planning Commission inquired why mobile homes are listed but not permitted in any district as a use by right or conditional use. Ms. Schoch explained that because mobile homes are permitted elsewhere within the Township, they are not required to be included as an allowed use in the Dale Summit Area. The Commissioners also discussed spot zoning and rezoning requests. Ms. Schoch explained that the regulating map is intended to anticipate the needs of the majority of stakeholders in order to minimize future rezoning requests.

Mr. Darrah questioned the maximum of eight dwelling units permitted in a district where the Planning Commission had established a maximum of five stories. Mr. Gabrovsek clarified that the tables



provided were taken directly from the consultant and reflect the original DPZ CoDesign recommendations, rather than revisions suggested by the Planning Commission. Ms. Schoch suggested the Planning Commission consider allowing an increase in the number of units per lot by offering incentives.

The Planning Commission reviewed the provided tables and recommended the following revisions:

- Increase the number of units permitted per lot in the Mixed Neighborhood and Mixed Core Zones
- Provide a clearer definition of “lodging”, including:
 - Whether boutique hotels are included
 - Distinctions between long-term and short-term lodging
 - Potential impacts on the existing short-term rental ordinance
- Clarify the definition of “gas station,” including whether convenience stores should be identified separately
- Combine Automobile Sales and Automobile Service uses and consider permitting them only in special districts
- Better define markets, including permanent and temporary markets
- Include Retail as a permitted use
- Change “Meeting Hall” to “Social Hall”
- Clarify the distinction between Industrial (light) and Manufacturing (light) uses
- Define ambulatory uses and determine if they should be included under hospital uses
- Move warehousing from Agricultural to Commercial
- Green House – define whether personal or commercial/retail
- Determine how facilities such as a YMCA should be recognized (e.g., recreation, daycare, education, etc.)

Mr. Franson proposed that staff contact DPZ CoDesign to obtain definitions as the Planning Commission discussed. Staff will review the provided definitions alongside current Township Code language and terminology and prepare a staff recommendation. Ms. Schoch confirmed she will contact the consultant and present a staff recommendation at the February 17, 2026 meeting.

NEW BUSINESS: No *New Business* items presented.

REPORTS:

R-1 Review of January 28, 2026 Council and Planning Commission Joint Meeting

Mr. Forziat stated that there were no “show stoppers” and only a few questions from College Township Council regarding the Planning Commissions’ work to date. Ms. Schoch agreed and added that the review of next steps was well received.

STAFF INFORMATIVES:

SI-1 Zoning Bulletin

No further discussion.

SI-2 CT Planning Commission Reappointment Letters

Mr. Darrah congratulated Ms. Ekdahl and Mr. Din on their recent reappointments.

OTHER MATTERS: No *Other Matters* presented.



ANNOUNCEMENTS:

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

Ms. Schoch announced that the Centre Region Planning Agency will again be hosting Planning Commission trainings this year. Mr. Fenton noted that he attended several sessions last year and highly recommends the “How to Read a Plan” training. Mr. Forziat suggested attending the Act 537 Plan training to build a foundational understanding of the regional plan.

Mr. Darrah announced he was invited by PennDOT to participate in the review of its Comprehensive Plan.

Ms. Kenepf announced that she and Mr. Fenton will participate in the Leadership Centre County event at the Walker Township Municipal Building on Friday, February 6, 2026.

Mr. Rimmey stated that he plans to attend the Centre Region Planning Commission meeting on Thursday, February 5th, in his role as alternate representative for the College Township Planning Commission.

Ms. Kenepf added that the Chamber of Business and Industry of Centre County is hosting a Housing Summit in partnership with Centre County Government and the Centre County Housing Task Force. The event will include municipal leaders, developers, planners, property owners, and housing experts to discuss attainable and affordable housing challenges facing our community.

ADJOURNMENT:

Mr. Forziat moved to adjourn February 3, 2026 PC meeting.

Mr. Fenton seconded the motion.

Motion carried unanimously.

Meeting adjourned at 8:19 p.m.

Sharon E. Meyers

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning