



**COLLEGE TOWNSHIP COUNCIL  
REGULAR MEETING MINUTES  
Thursday, February 5, 2026**

**1481 E. College Avenue, State College PA 16801  
Hybrid Meeting (In-Person or via Zoom)**

**ATTENDED BY –  
COUNCIL:**

Susan Trainor, Chair  
Tracey Mariner, Vice Chair  
D. Richard Francke  
Eric Bernier

**STAFF:**

Adam T. Brumbaugh, Township Manager/Secretary  
Mike Bloom, Assistant Township Manager  
Don Franson, P.E., P.L.S., Township Engineer  
Amy Kerner, P.E., Public Works Director  
Keri Kenepp, Director of Community & Economic Development  
Mark Gabrovsek, Zoning Officer  
Katy VanAmburg, Assistant Township Secretary

**ABSENT:**

Gretchen Brandt, Council  
Lindsay Schoch, AICP, Principal Planner

**CALL TO ORDER:** Ms. Susan Trainor, Council Chair, called to order the February 5, 2026, Regular meeting of the College Township (CT) Council at 7:03 PM and led in the Pledge of Allegiance.

**ANNOUNCEMENT:** Chair Trainor announced that Council met in Executive Session prior to this Regular meeting to discuss a real estate matter.

**PUBLIC OPEN DISCUSSION:** No *Public Open Discussion* brought forward.

**NEW AGENDA ITEMS:** No *New Agenda Items* were added to the agenda.

**SPECIAL**

**PRESENTATION:**                      **SP-1**                      **Planning Commission 2025 Annual Report**

Mr. Ed Darrah, CT Planning Commission (PC) Chair, presented Council with the *College Township Planning Commission 2025 Annual Report*. PC is required to complete their written report by March 1 (first) annually per the Pennsylvania Municipalities Planning Code.

Mr. Darrah highlighted the work of PC throughout 2025:

- February – reviewed and recommended approval of the Development of Regional Impact (DRI) for Clearwater Conservancy’s Conservation Center
- March – reviewed and recommended approval of the 7Brew Coffee plan
- April – reviewed and recommended approval of the Walmart plan for a building expansion and changes to their customer pickup parking area
- October – reviewed and recommended approval of the Sam’s Club plan for improved traffic flow at their fueling station and parking enhancements



- December – reviewed and recommended approval of the PAM State College subdivision plan; reviewed and recommended approval of a rezoning request for Penn State - Applied Research Lab (PSU-ARL) expansion

Mr. Darrah stated throughout 2025, PC continued its work developing elements of the hybrid Form Based Code (FBC) in the Dale Summit Area (DSA), focusing on Streetscapes, Setbacks, Lot Coverage, Heights, Open Space, and Parking. He noted a joint meeting of Council and PC was held on January 28, 2026 to review PC’s progress to date, with a goal of implementation by late in 2026.

Mr. Darrah stated since October 2024, PC and Staff have continued efforts to review the Crew814 residential development plan, and noted improvements to the Shiloh Road corridor will accompany this development.

Mr. Brumbaugh and Council both offered appreciation to Mr. Darrah for his presentation and to PC for their continued work on the development of the hybrid FBC.

**PLANS: P-1 None**

*Ms. Trainor moved CA-3.a, Proclamation P-26-01, to this point on the agenda.*

**CA-3.a., Proclamation P-26-01:** Ms. Trainor read into the record Proclamation P-26-01, recognizing February as Black History Month.

**Ms. Mariner made a motion to accept CA-3.a., Proclamation P-26-01, recognizing February as Black History Month.  
Mr. Bernier seconded the motion.  
Motion carried unanimously.**

The following community members addressed Council and offered remarks in commemoration of Black History Month and the 2026 theme “A Century of Black History Commemorations”:

- Mr. Gary Abdullah – resident of College Township
- Drs. Edgar and Barbara Farmer - residents of Harris Township
- Mr. Harold and Mrs. Sherren McKenzie – residents of College Township
- Ms. Nasha Lindo – resident of State College Borough
- Mr. Terry Watson – resident of Patton Township

Council offered appreciation to all who were present to receive the Proclamation.

**REPORTS:**

**a. Manager’s Update**

Mr. Brumbaugh offered the Manager’s Update report as presented. No additions were made to the report. He noted the municipal building renovation contract has been executed and returned to Kimmel Architecture.

**b. COG Regional, County, and Liaison Reports**

**Land Use and Community Infrastructure (LUCI) Committee:** Mr. Bernier reported the LUCI Committee met on February 5, 2026. The Committee discussed an interceptor project from University



Area Joint Authority (UAJA), received an update on the Centre Region Comprehensive Plan, and discussed the Development of Regional Impact for the Penn State Applied Research Laboratory (PSU-ARL) expansion at Innovation Park.

**COG Parks and Recreation Governance Committee:** Mr. Francke reported the COG Parks Governance Committee met on January 28, 2026. The Committee continued its review of the Centre Region Parks and Recreation Authority (CRPRA) by-laws, and continued its review of the intergovernmental maintenance agreement for Municipal parks.

Council considered and discussed at length a Resolution from the Centre Region Council of Governments (COG) regarding reforms to U.S. Immigration and Customs Enforcement (ICE) operations. Ms. Trainor will share all comments on the matter to COG at their next Executive Committee meeting.

**CT Local Traffic Advisory Committee (LTAC):** Ms. Mariner reported LTAC met on January 21, 2026, and held their Reorganization meeting.

**c. Staff/P.C./Other Committee Reports**

**CT Planning Commission (PC):** Mr. Matthew Fenton, PC Liaison, reported that PC met on February 3, 2026. PC continued working on Form Based Code (FBC), focusing specifically on the element of uses. PC also considered a conditional use request from Legacy Boxing & Combat Academy at their January 20, 2026 meeting.

**d. Diversity, Equity, Inclusion & Belonging Reports  
 (Public invited to report)**

Mr. Bloom offered a DEIB report that included the following:

**Month Long Observations:**

- Black History Month
- Ethnic Equality Month

**Recognition Days:**

- Lunar New Year is on February 17<sup>th</sup>
- Ramadan starts on February 17<sup>th</sup>
- World Social Justice Day is February 20<sup>th</sup>

**CONSENT AGENDA:**

**CA-1 Minutes, Approval of**

- a. January 15, 2026 – College Township Council Regular Meeting Minutes

**CA-2 Correspondence, Receipt/Approval of**

- a. Email from Don Hartzell on behalf of Mike Grutzeck dated January 26, 2026, regarding resignation from CTWA
- b. Letter from Penn Terra Engineering dated January 27, 2026, regarding time extension for the Canterbury Crossing St. Ives Phase 2 PRD, to May 18, 2026
- c. Email from John Ferguson dated January 28, 2026, regarding SPPA
- d. Email from Abbe Hamilton dated January 28, 2026, regarding winter bike path maintenance

**CA-3 Action Item, Approval**

- a. Proclamation P-26-01 – Recognizing February as Black History Month



b. Email from Jennifer Shuey dated January 29, 2026, regarding First Night sponsorship

**Ms. Mariner made a motion to approve the Consent Agenda minus CA-2.d. and CA-3.b.  
 Mr. Bernier seconded the motion.  
 Motion carried unanimously.**

**CA-2.d.:** Mr. Bernier addressed the email from Ms. Hamilton regarding winter maintenance of bike paths. Mr. Bernier suggested winter maintenance could be considered as part of the sidewalk Master Plan. Mr. Brumbaugh noted the path through Spring Creek Park is not a bike path and is not maintained by the Township or through contracted services. However, it is frequently used as a regional commuter pathway. Council discussed and consensus was to bring this topic forward to a future agenda.

**CA-3.b.:** Mr. Brumbaugh addressed the email from Ms. Shuey regarding the 2027 First Night ice sculpture sponsorship. He noted this expense is already budgeted, and there is a discount for paying prior to April 1, 2026. Council agreed to the discounted \$400 sponsorship.

**Mr. Bernier made a motion to approve CA-2.d. and CA-3.b. as part of the Consent Agenda.  
 Ms. Mariner seconded the motion.  
 Motion carried unanimously.**

**OLD BUSINESS: OB-1 None**

**NEW BUSINESS: NB-1 Conditional Use Request – Legacy Boxing & Combat Academy**

Ms. Keri Kenepf, Director of Community and Economic Development, stated CT accepted an application for a Conditional Use Permit on January 14, 2026 from Legacy Boxing & Combat Academy. She noted in early 2025, CT passed an Ordinance that allows Indoor Recreation Facilities, such as gyms, in the I-1 Zoning District as they are permitted by Conditional Use.

Ms. Kenepf stated PC considered this request at their January 20, 2026 meeting, but had additional questions and concerns and therefore, did not make a recommendation to Council at that time. It has been confirmed that the owner/operator will be present at PC’s meeting on February 17, 2026 to address any remaining concerns, and Staff anticipates PC will recommend Council set a Public Hearing for April 2, 2026.

Council is asked to review the Conditional Use request and set the Public Hearing for April 2, 2026.

Mr. Bernier expressed concerns with the use, infrastructure, and lighting for the facility. Ms. Kenepf noted PC has the same concerns among others. Mr. Fenton added the facility has been operating in that location since 2024. Mr. Mark Gabrovsek, Zoning Officer, noted the owner appealed to the Zoning Hearing Board (ZHB), and the parties negotiated a Tolling Agreement. The Agreement was included for Council’s review.

**Mr. Francke made a motion to set a Public Hearing for April 2, 2026 for the Legacy Boxing & Combat Academy Conditional Use request.  
 Ms. Mariner seconded the motion.  
 Motion carried unanimously.**

**NB-2 Resolution R-26-08 – Shiloh Road MTF Grant**



Mr. Bloom offered a memorandum dated February 2, 2026, and stated at Council’s meeting on December 18, 2026, Staff provided an overview of the proposed Shiloh Road Corridor Development Partnership. The effort by the respective developers along Shiloh Road identified the following:

- The expected transportation improvements needed to accommodate the cumulative traffic increases from the potential developments in the corridor
- A financing plan to pay for the traffic improvements that is comprised of 1) private developer contributions (based partially on an assessment tied to trip generation) 2) grant funding to be pursued from both PennDOT and DCED

CT has been asked to serve as the applicant for a PennDOT Multi-Modal Transportation Fund (MTF) grant in an amount not to exceed \$1,500,000 for transportation improvements along Shiloh Road. **Resolution R-26-08** signifies CT’s intent to pursue the grant funding and authorizes either the Township Manager or Council Chair to execute the grant agreement and subsequent documentation with PennDOT.

Under the proposed Development Partnership, CT would work with Delta Development Group on compilation and submission of this MTF grant application by the February 13, 2026 deadline. If awarded, CT would serve as the grantee for the project.

Ms. Mariner made a motion to approve Resolution R-26-08.  
 Mr. Bernier seconded the motion.  
 Motion carried unanimously.

**STAFF**

**INFORMATIVES:**                      **SI-1**                      **UAJA Executive Director’s Report**

**COUNCIL/STAFF OTHER MATTERS:** No *Other Matters* were brought forward.

Ms. Trainor offered appreciation to the Public Works Staff for their efforts after the recent snow storm.

**ADJOURNMENT:**

Chair Trainor called for a motion to adjourn the meeting.

**Ms. Mariner moved to adjourn the February 5, 2026  
 Regular College Township Council meeting.  
 Mr. Bernier seconded the motion.**

The February 5, 2026 Regular College Township Council meeting was adjourned at 8:24 PM.

Respectfully Submitted

Adam T. Brumbaugh  
 Township Secretary/Manager

