



**COLLEGE TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**February 17, 2026**  
**1481 E. College Avenue State College PA 16801**  
**Hybrid Meeting (In-Person or via Zoom)**

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

**STAFF PRESENT:** Mike Bloom, Assistant Township Manager  
Don Franson, P.E., P.L.S., Township Engineer  
Lindsay Schoch, AICP, Principal Planner  
Mark Gabrovsek, Zoning Officer  
Sharon Meyers, Senior Support Specialist – Engineering/Planning

**GUESTS:** Richard Manning, PSU Design and Engineering Services  
David Engle, Miller, Kistler & Campbell  
Derek Roth, Legacy Boxing & Combat Sports Academy

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

**ZOOM MEETING PROTOCOL:** Mr. Darrah verified that members of the public were in attendance via Zoom. Ms. Schoch reviewed the Zoom meeting protocol.

**OPEN DISCUSSION:** None presented.

**CONSENT AGENDA:**

**CA-1 February 3, 2026 PC Meeting Minutes**

Mr. Fenton noted a correction to an announcement made by Ms. Kenepp. Ms. Meyers made note of the correction to the date and location of the Leadership Centre County event.

*Mr. Forziat moved to approve the February 3, 2026 meeting minutes as amended.*

*Mr. Fenton seconded the motion.*

*Motion carried unanimously.*

**PLANS:**

**P-1 The Pennsylvania State University Relocate Existing Bike Path Near Innovation Park Preliminary/Final Land Development Plan**

Ms. Schoch introduced Mr. Rich Manning from Penn State Design and Engineering Services. Mr. Manning reminded the Planning Commission that a sketch plan for this project had previously been reviewed. He explained that the proposal involves removing the existing bike path from Innovation Park to Farm Services Road and constructing a new Trail Surface Aggregate (TSA) path extending around Discovery Park.

The Commission inquired about vehicle access, restrictions, delineations, winter maintenance, and lighting. Mr. Manning stated that limited vehicular use is anticipated, including occasional landscaping vehicles and event transportation between Innovation Park and Beaver Stadium approximately seven times per year. No striping is currently present on the path, and none is proposed.



Winter maintenance and lighting are not provided on the existing path and are not proposed for the new path. Also, no additional restrictions beyond those currently in place are anticipated.

In response to questions regarding signage, Mr. Manning stated that signage is proposed, likely reading “Authorized Motor Vehicles Only”. The placement of the sign in relation to the entrance gate is intended to discourage unauthorized motor vehicle access while allowing pedestrian and bicycle traffic.

Regarding emergency access, Mr. Manning confirmed that Penn State emergency services will have the ability to unlock or bypass the gate if necessary.

*Mr. Darrah moved to recommend Council approve the Pennsylvania State University Relocate Existing Bike Path Near Innovation Park Preliminary/Final Land Development Plan dated January 15, 2026, and last revised February 6, 2026, subject to the following conditions:*

- 1. Within ninety (90) days from the date of approval by Council, all conditions must be satisfied, final signatures must be obtained, and the plan must be recorded with the Centre County Recorder of Deeds Office. Failure to meet the ninety (90) day recordation time requirement will render the plan null and void.*
- 2. Pay all outstanding review fees.*
- 3. Address to the satisfaction of the Township Engineer, any outstanding plan review comments.*
- 4. Fully comply with College Township Code Section 180-12.*
- 5. Provide proof of National Pollutant Discharge Elimination System (NPDES) approval.*
- 6. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.*

*Mr. Forziat seconded.*

*Motion carried unanimously.*

## **OLD BUSINESS:**

### **OB-2 Dale Summit Area Hybrid/Form-Based Code – Uses**

Mr. Darrah reviewed the consultant’s responses to questions raised at the February 3, 2026 meeting. He clarified that any use not specifically listed in the table of permitted uses is not considered permitted.

Mr. Forziat requested a comparison table outlining uses currently permitted within the Dale Summit Area under the Euclidian Code versus those proposed under the hybrid/form-base code.

Ms. Schoch displayed an updated table of permitted uses. The Commission discussed density limits in the Mixed Neighborhood Zone, specifically whether limiting development to eight units per lot may be overly restrictive. Commissioners agreed that “liquor store/state store” should be removed as a separate category and incorporated under retail uses.

Discussion followed regarding the classification of YMCA facilities, indoor recreation uses, and Boys and Girls Clubs may be more appropriately classified as educational or social clubs.

Mr. Forziat recommended that staff review the Centre Region Future Land Use Map (FLUM) and Regional Comprehensive Plan to ensure regional consistency. Ms. Schoch noted ongoing coordination with the Region, which anticipates presenting comprehensive plan updates in the coming months.

### **OB-1 Conditional Use Request – Legacy Boxing & Combat Sports Academy LLC**

Mr. David Engle introduced himself as the representative for Channel Communications, the property owner, and introduced Mr. Derek Roth, owner of Legacy Boxing & Combat Sports Academy LLC. Mr. Roth described the business and its programming, which includes youth classes, a women-only class, and adult Judo and Mixed Martial Arts (MMA). He stated that participants seek both physical fitness and mental wellness benefits. He also noted plans to work with Parkinson’s patients to assist with motor skill development.



Mr. Roth outlined his credentials, including CPR and AED certification, USA Boxing Coach certification, Muay Thai Instructor certification, and Fitness and Nutrition Specialist certification. The gym is registered and insured through USA Boxing and the US Judo Association.

Mr. Roth explained that the inclusion of “Combat Sports” in the business name distinguishes the gym from other MMA facilities. Mr. Forziat expressed concern that the term “combat” could imply weapons. Mr. Roth assured the Commission that no weapons are used or permitted at the facility.

Mr. Din requested clarification of the youth age range. Mr. Roth confirmed the facility is fully accessible, including wheelchair access. While some patrons use the rear entrance during inclement weather, the main entrance is encouraged.

The Commissioners discussed whether a condition prohibiting weapons could be included in the approval recommendation. It was noted that such a condition could be recommended to Council but may be deemed unreasonable by the solicitor.

*Mr. Rimmey made a motion to recommend Council approve the application for Conditional Use for Legacy Boxing and Combat Sports Academy LLC as per described.*

*Mr. Din seconded the motion.*

*Motion passed with a voted of 4:0:2, with Mr. Forziat and Mr. Fenton abstaining.*

*Mr. Forziat stated that while he supports the business plan, he has concerns regarding the potential for weapons.*

**NEW BUSINESS:** No *New Business* items presented.

**REPORTS:**

**R-1 Council Report**

Mr. Fenton reported that at the February 5, 2026 meeting, Council set the public hearing for the Conditional Use application discussed earlier. He also noted a presentation delivered during the proclamation recognizing Black History Month.

**R-2 Centre Region Planning Commission (CRPC) Report**

Mr. Forziat reported that CRPC met on February 5, 2026 and discussed the DRI process, Act 537 Plan, the Regional Comprehensive Plan, and the Future Land Use Map. He also serves on the Projects Committee of the Centre County Metropolitan Planning Organization (CCMPO).

**STAFF INFORMATIVES:**

**SI-1 February 2026 EZP Update**

No further discussion.

**OTHER MATTERS:** No *Other Matters* presented.

**ANNOUNCEMENTS:**

Mr. Darrah announced the next regular PC meeting will be held on Tuesday, March 3, 2026 at 7:00 p.m.

**ADJOURNMENT:**

*Mr. Forziat moved to adjourn February 17, 2026 PC meeting.*

*Mr. Rimmey seconded the motion.*

*Motion carried unanimously.*



Meeting adjourned at 8:56 p.m.

*Sharon E. Meyers*

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Sharon E. Meyers  
Senior Support Specialist – Engineering/Planning