



**COLLEGE TOWNSHIP COUNCIL
PUBLIC HEARING MEETING MINUTES**

A. ORDINANCE O-26-01

B. ORDINANCE O-26-02

Thursday, February 19, 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 Kenepf, 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 19, 2026, Public Hearing of the College Township (CT) Council at 7:02 PM and led in the Pledge of Allegiance.

ANNOUNCEMENT: Chair Trainor announced that Council met in Executive Session prior to the Public Hearing to discuss a personnel matter.

BUSINESS:

- A. Ordinance O-26-01 – Zoning, Zoning Map**
- B. Ordinance O-26-02 – Conditional Uses, Subdivision and Land Development, Zoning**

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

Ms. Trainor acknowledged public comments received via email from Mr. Jaeson Koszarsky, Patton Township resident, and Ms. Dorothy Blair and Mr. Daniel Alters, Harris Township residents.

Hearing no further public discussion, Chair Trainor called for a motion to adjourn the Public Hearing.

**Mr. Bernier motioned to adjourn the February 19, 2026
Public Hearing on Ordinance O-26-01 and Ordinance O-26-02.
Mr. Francke seconded the motion.**

Chair Trainor adjourned the February 19, 2026 Public Hearing at 7:03 PM.



Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Adam T. Brumbaugh', written in a cursive style.

Adam T. Brumbaugh
Township Manager/Secretary



**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES
Thursday, February 19, 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 19, 2026, Regular meeting of the College Township (CT) Council at 7:04 PM and led in the Pledge of Allegiance.

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 None

PLANS:

P-1 None

Ms. Trainor moved CA-3.a, Proclamation P-26-02, to this point on the agenda.

CA-3.a., Proclamation P-26-02: Ms. Trainor read into the record Proclamation P-26-02, recognizing Lunar New Year.

Ms. Sharon Fong, State College Borough resident, and Ms. Nalini Krishnankutty, State College Borough Councilwoman, were present to receive the Proclamation and offered remarks in commemoration of Lunar New Year.

**Mr. Francke made a motion to accept CA-3.a.,
Proclamation P-26-02, recognizing Lunar New Year.
Mr. Bernier seconded the motion.
Motion carried unanimously.**

Council offered appreciation to both Ms. Fong and Ms. Krishnankutty for their remarks.

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 Chamber (CBICC) have pledged \$10k towards the Sylvan View Estates initiative. To date, \$235k of \$300k has been pledged. Mr. Mike Bloom, Assistant Township Manager, offered Kimmel Architecture will be present on February 25, 2026, to assess structural and mechanical needs for the Municipal building renovation.

b. COG Regional, County, and Liaison Reports

COG Parks Capital Committee: Mr. Bernier reported the COG Parks Capital Committee met jointly with Centre Region Parks and Recreation Authority (CRPRA) on February 19, 2026. The Committee held their Reorganization meeting and finalized a meeting schedule. The Committee also saw a demonstration for an autonomous commercial mower and discussed the Puddintown Road sewer interceptor project.

COG Public Safety Committee: Ms. Trainor reported the COG Public Safety Committee met on February 10, 2026. The Committee heard a report from Mr. Brian Bittner, Director of Emergency Management at Penn State University (PSU), on the Winter Sports Weekend at PSU. The COG Municipalities are asked to provide feedback to the Committee. Discussions occurred about traffic control, parking challenges, and the number of events held within the weekend. Council directed Staff to prepare a formal draft of comments to be discussed at the March 5, 2026 meeting.

COG Finance Committee: Mr. Francke reported the COG Finance Committee met on February 12, 2026. The Committee discussed the Welch Pool replastering project, recommended a budget amendment for the purchase of a snowplow, and compiled the Fund Balance Policy.

COG Executive Committee: Ms. Trainor reported the COG Executive Committee met on February 17, 2026. The Committee considered a Resolution for reforms to Immigration and Customs Enforcement (ICE). She noted the Centre Regional Planning Agency (CRPA) will hold a Strategic Planning session prior to the General Forum meeting on February 23, 2026, and an Active Violence training will take place afterwards.

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

CT Planning Commission (PC): Mr. Matthew Fenton, PC Liaison, reported that PC met on February 17, 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 and made a recommendation to Council for approval.

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

Mr. Bloom offered nothing additional to his DEIB report of February 5, 2026.

CONSENT AGENDA:

CA-1 Minutes, Approval of

- a. January 28, 2026 – College Township Council/PC Joint Meeting Minutes
- b. February 5, 2026 – College Township Council Regular Meeting Minutes

CA-2 Correspondence, Receipt/Approval of



- a. Letter from HRG dated February 6, 2026, regarding time extension for the Greystar Student Housing LDP to June 2, 2026
- b. Email from the LVA dated February 6, 2026, regarding safety concerns for pedestrians around the Granary

CA-3 Action Item, Approval

- a. Proclamation P-26-02 – Recognizing Lunar New Year
- b. Letter from A Soldier’s Hands received February 13, 2026, requesting sponsorship
- c. Letter of Support - BUILD Funding for South Atherton Street improvements

Ms. Mariner made a motion to approve the Consent Agenda minus CA-3.b.

Mr. Bernier seconded the motion.

Motion carried unanimously.

CA-3.b.: Mr. Brumbaugh addressed the letter from A Soldier’s Hands regarding sponsorship. He noted last year’s contribution was \$500. Council agreed to a \$500 sponsorship in 2026.

Ms. Mariner made a motion to approve CA-3.b. as part of the Consent Agenda and authorize Mr. Brumbaugh to donate \$500.00 to A Soldier’s Hands.

Mr. Bernier seconded the motion.

Motion carried unanimously.

OLD BUSINESS: OB-1.A. Ordinance O-26-01 – Zoning Map

Ms. Keri Kenep, Director of Community & Economic Development, offered a memorandum dated February 15, 2026, outlining key components associated with the proposed PAM Health inpatient Rehabilitation Hospital.

She noted the PAM Health proposal includes:

- **Development of Regional Impact (DRI)** – an expansion of the Regional Growth Boundary and Sewer Service Area (RGB/SSA) is required to accommodate the facility
- **Rezoning request** – rezone a 5.8 acre parcel, adjacent to Innovation Park, from University Planned District 14 (UPD 14) to Planned Research and Business Park District (PRBD) to accommodate the hospital use
- **Subdivision Plan** – addresses the division of land and establishes the framework for future land development
- **Developer’s Agreement** – prepared as a condition of approval that states commitments associated with the proposal and ensures implementation of any conditions imposed by Council

Ms. Kenep noted that consideration of the DRI and Rezoning request are not the final steps in the approval process. Any remaining site-specific matters, including traffic mitigation, utilities, stormwater management, and building design, will be addressed during the land development review process in accordance with Township regulations.

Mr. Brandon McFarren of Catalyst Health Care Real Estate, was present to answer questions related to the PAM Health plan.

Mr. Brumbaugh clarified the rezoning would have been addressed sooner if the property was within the RGB/SSA.



Mr. Francke made a motion to approve the rezoning request to rezone 5.8 acres of Tax Parcel 19-003-100 from University Planned District 14 (UPD 14) to Planned Research and Business Park District (PRBD) subject to the following conditions:

1) Record the P.A.M. State College Preliminary/Final Subdivision Plan

2) Provide a fully executed Developer's Agreement

Mr. Bernier seconded the motion.

Motion carried unanimously.

Ms. Mariner made a motion to approve the request to expand the Regional Growth Boundary (RGB) and Sewer Service Area (SSA) to encompass an additional 5.8 acres of Tax Parcel 19-003-100 subject to the following conditions:

1) Record the P.A.M. State College Preliminary/Final Subdivision Plan

2) Provide a fully executed Developer's Agreement

Mr. Bernier seconded the motion.

Motion carried unanimously.

Mr. Francke made a motion to approve Ordinance O-26-01 to amend the College Township Zoning Map to change 5.8 acres of University Planned District 14 (UPD 14) to Planned Research and Business Park District (PRBD).

Ms. Mariner seconded the motion.

Motion carried unanimously.

Council offered appreciation to Staff for their efforts related to the DRI and rezoning process.

OB-1.B. Ordinance O-26-02 – Conditional Uses, Subdivision and Land Development, Zoning

Ms. Kenepp offered a memorandum dated February 12, 2026, outlining proposed amendments to three (3) chapters of the Township Code in an effort to modernize Ordinances and stay current with emerging trends at the State level. The proposed Ordinance changes are as follows:

- **Chapter 87, Conditional Uses:** Add "Data Centers" as a **Conditional Use** with related regulations pertaining to standards and requirements in the Rural Residential Zoning District
- **Chapter 180, Subdivision and Land Development:** Include a threshold for the requirement to submit a Traffic Impact Study as it applies to development proposals
- **Chapter 200, Zoning:** Update **Definitions** to include Data Centers, Data Centers (Accessory Use), and Utility Facility; amend **Temporary Uses** to adjust permit length for Mobile Food Vendors – **Resolution R-26-09** with updated fees applies; include an option for a reduction in parking requirements when partnering with local transit authorities

Ms. Trainor acknowledged public comments received via email from Mr. Jaeson Koszarsky, Patton Township resident, and Ms. Dorothy Blair and Mr. Daniel Alters, Harris Township residents, with comments related to Data Centers.



Mr. Bloom offered clarification on adding Data Centers as a Conditional Use. He noted this is a preemptive measure to proposed legislation State Senate Bill 939 and currently, they are permitted as a use by right. The proposed Conditional Use will grant the Township more review time to apply conditions to a proposed development. Additionally, he noted there is no indication of a proposed Data Center within CT, and there is no solicitation for one.

Mr. Bernier made a motion to approve Ordinance O-26-02 to amend Chapter 87 Conditional Uses to include Data Centers; Chapter 180 Subdivision and Land Development to include a threshold for traffic impact study requirements; and Chapter 200 Zoning to include definitions, an incentive to reduce parking, and increase the timeframe for mobile food vendors.

Ms. Mariner seconded the motion.

Motion carried unanimously.

Ms. Mariner made a motion to approve Resolution R-26-09 to update fees in A203-7 Soliciting and Temporary Businesses in relation to the Ordinance changes to Zoning Chapter 200-41 Temporary Uses, (A) Temporary Uses Permitted, (10) Mobile Food Vendors.

Mr. Bernier seconded the motion.

Motion carried unanimously.

NEW BUSINESS: NB-1 Proposal for Identifying State-Wide Municipal Funding

Mr. Brumbaugh offered a memorandum dated February 16, 2026, outlining a regional effort to expand local government revenues to help in alleviating ongoing budget shortfalls.

He noted State College Borough has been working with a consulting firm, Allegheny Strategy Partners (ASP), to research and identify potential revenue sources in the Centre Region. This research would serve as the basis for engaging members of the PA Legislature for required legislative changes. The proposal is specific to the Centre Region municipalities and focuses on financial impacts of a multi-event destination, with particular regard to public safety impacts.

Mr. Brumbaugh stated there are four (4) municipalities that are considering participating and they would split the associated cost for ASP's research: State College Borough, Patton, Ferguson, and College Townships. The cost has been calculated in a pro-rated formula based on the number of liquor licenses in each respective municipality. He noted Phase I of the proposed scope of work would start in April 2026 and should be completed in six (6) months. The anticipated cost to CT is approximately \$500-\$600 a month for the Phase I work. Phase II would consist of lobbying the PA Legislature at a likely increased monthly cost.

Mr. Bernier made a motion directing the Township Manager to participate in the Local Government Revenue Innovation and Sustainability Plan through Phase I.

Ms. Mariner seconded the motion.

Motion carried unanimously.



NB-2 Fly State College Fund Contribution

Mr. Brumbaugh offered an email from Mr. Gregory Scott, President of the Chamber of Business & Industry of Centre County (CBICC), requesting financial support of the Fly State College Fund. This effort is aimed at expanding air service options at the State College Regional Airport (SCRA) and is a critical economic development priority in the Centre Region.

He noted Legacy Airlines is currently in discussions with the SCRA about adding flight service to Charlotte, NC. The fund now includes twenty-five (25) contributors with pledges totaling more than \$140k. Financial and community support along with passenger data is considered when airlines make decisions about service.

Council is asked to consider a \$10k contribution to the fund.

Discussions occurred about rail transit and connections to Amtrak. Mr. Bernier noted the Centre County Metropolitan Planning Organization (CCMPO) received a planning grant to study this topic. Ms. Trainor requested Staff update the CT website to provide a link to the CCMPO transportation survey.

**Ms. Mariner made a motion to authorize the Township Manager to execute an agreement and contribute \$10k to the Fly State College Fund.
 Mr. Francke seconded the motion.
 Motion carried unanimously.**

STAFF

INFORMATIVES:

SI-1	February 2026 EZP Update
SI-2	January 2026 OEO Report
SI-3	Traffic Signal Reports
SI-4	CBICC Legislative Breakfast

Ms. Trainor noted the PA Municipal League (PML) district meeting will be held on March 11, 2026 in Johnstown, PA from 11:30 AM until 1:30 PM.

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

ADJOURNMENT:

Chair Trainor called for a motion to adjourn the meeting.

**Ms. Mariner moved to adjourn the February 19, 2026 Regular College Township Council meeting.
 Mr. Bernier seconded the motion.**

The February 19, 2026 Regular College Township Council meeting was adjourned at 8:50 PM.

Respectfully Submitted,

Adam T. Brumbaugh
 Township Secretary/Manager

