



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

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

STAFF PRESENT: Don Franson, P.E., P.L.S., Township Engineer
Lindsay Schoch, AICP, Principal Planner
Mark Gabrovsek, Zoning Officer
Keri Kenep, Community & Economic Development Director
Sharon Meyers, Senior Support Specialist – Engineering/Planning

GUESTS: Mark Torretti, PennTerra Engineering, Inc.

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 17, 2026 PC Meeting Minutes

Mr. Fenton moved to approve the February 17, 2026 meeting minutes as written.
Mr. Forziat seconded the motion.
Motion carried unanimously.

PLANS:

P-1 Sketch Plan – Park Furniture at Shiloh Commercial Park

Mr. Mark Torretti from PennTerra Engineering introduced himself as well as Travis and John Muccitelli from Park Furniture. Mr. Torretti reviewed the Shiloh Commercial Park Subdivision and explained that a revised subdivision plan will be submitted. The revision will reflect changes to lot lines and a proposed lot consolidation, which will increase the total number of lots in the project from seven to eight.

Mr. Torretti stated that the sketch plan includes a proposed 40,000 square-foot furniture showroom and does not include a warehouse facility. He explained that the building location has largely been determined by the maneuverability requirements for delivery trucks on the site. The design also considers form-based zoning principals, including the placement of some parking behind the building. In addition, a sidewalk connection towards Premier Theatre has been proposed at the request of College Township staff.

Mr. Fenton inquired about the anticipated timeline for the project. Mr. Torretti responded that the critical path is determined by the revised subdivision and the future Park Furniture NPDES permits.



He added that a revised preliminary subdivision plan may be submitted in April and Phase 2 Final Plan could be submitted in June.

Mr. Darrah asked staff about the parking requirements for the proposed furniture store if the form-based zoning is approved sooner rather than later. Ms. Schoch explained that the minimum parking requirement may be significantly less under form-based zoning. She added that once Council approves a draft and the ordinance is pending, the developer will have the option to design under the existing ordinance or the form-based ordinance.

OLD BUSINESS:

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

Ms. Schoch presented a current Zoning Map of the Dale Summit Area to illustrate the existing zoning districts and the sharp district boundaries created by Euclidian zoning. She also provided an image of the proposed Regulatory Map, which shows density-based districts under the form-based code approach. Ms. Schoch continued by reviewing the recommended residential density ranges for the proposed districts in Dale Summit and shared renderings to help visualize the potential types of residential units. She noted that more than fifteen units per lot should not be permitted in the Mixed-Neighborhood Zone but could be allowed in higher-density zones.

The Planning Commission discussed residential density across all districts and ultimately concluded that the Township should not establish a maximum number of residential units per lot in the Dale Summit Area.

During the review of the Table of Uses, the Planning Commission recommended the following revisions:

- Remove 8 Dwellings per Lot and 10 to 15 Dwellings per Lot
- Replace More than 15 Dwellings per Lot with More than 7 Dwellings per Lot and permit this use by right in the Mixed-Neighborhood Zone
- Retail should be permitted by right across all districts
- Include Preschool with Daycare and allow the use by right in the SD-2 Shiloh Road Zone
- Expand Office Uses to include Medical, Professional, and Personal Services
- Provide clearer definitions for personal services and professional services
- Clarify the definition of wine tasting to include wine, beer, and cider, and allow the use by right in the SD-2 Shiloh Road Zone

The Commission also discussed industrial areas within the Township. Mr. Forziat asked what percentage of the Township's industrially zoned land would be eliminated under the proposed form-based zoning. He also requested that staff contact Patton Township to obtain feedback on the potential loss of industrial land, noting that College Township and Patton Township have a reciprocal agreement regarding industrial districts.

Mr. Gabrovsek suggested that although the proposal does not establish a specific industrial district, allowing industrial uses within special districts and the Mixed-Core may effectively expand the area where industrial uses may occur.

Following discussion, the Commission agreed that additional clarification and improved definitions would help them make a more informed recommendation. Mr. Rimmey suggested that staff maintain relatively broad definitions to remain consistent with the philosophy of form-based zoning.

NEW BUSINESS: No *New Business* items presented.

REPORTS:

R-1 Council Report

Mr. Fenton reported that Council reviewed the ordinance and decided to allow data centers as a conditional use in districts where they are currently allowed by-right. Ms. Schoch clarified that Council



will amend the ordinance to prohibit data centers in the Rural Residential Zoning District, as they are not currently permitted by-right. Mr. Fenton also reported that Council approved the rezoning request for the PAM Health subdivision.

STAFF INFORMATIVES:

SI-1 Zoning Bulletin

Mr. Darrah suggested the Planning Commission review the article addressing microbreweries as conditional uses, as well as the article discussing special use permits.

SI-2 Approved Council Meeting Minutes (January 5, 2026 – February 5, 2026)

No further discussion.

OTHER MATTERS: No *Other Matters* presented.

ANNOUNCEMENTS:

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

ADJOURNMENT:

Mr. Din moved to adjourn March 3, 2026 PC meeting.

Mr. Fenton seconded the motion.

Motion carried unanimously.

Meeting adjourned at 8:41 p.m.

Sharon E. Meyers

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning