



**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES**

Thursday, March 5, 2026

1481 E. College Avenue, State College PA 16801

Hybrid Meeting (In-Person or via Zoom)

**ATTENDED BY –
COUNCIL:**

Susan Trainor, Chair
D. Richard Francke
Eric Bernier

STAFF:

Mike Bloom, Assistant Township Manager
Don Franson, P.E., P.L.S., Township Engineer
Amy Kerner, P.E., Public Works Director
Lindsay Schoch, AICP, Principal Planner
Keri Kenepp, Director of Community & Economic Development
Mark Gabrovsek, Zoning Officer
Katy VanAmburg, Assistant Township Secretary

ABSENT:

Tracey Mariner, Council
Gretchen Brandt, Council
Adam T. Brumbaugh, Township Manager/Secretary

CALL TO ORDER: Ms. Susan Trainor, Council Chair, called to order the March 5, 2026, Regular meeting of the College Township (CT) Council at 7:00 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 CT Parks & Recreation Committee 2025
Annual Report**

Mr. Earl Moore, CT Parks & Recreation Committee Chair for 2026, presented the Committee's *2025 Annual Report*. Mr. Moore offered appreciation to Ms. Amy Kerner, Public Works Director, Ms. Sharon Meyers, Senior Support Specialist for Engineering/Planning, and to the Public Works Staff for their contributions and support to the Committee throughout 2025.

Mr. Moore stated the objectives of the Committee are to improve existing parks, continue to acquire park and recreational land, develop newly acquired parks, and provide safe and convenient access to these areas. Mr. Moore noted CT currently maintains eighteen (18) neighborhood parks, six (6) regional parks, three (3) natural areas, and 5.2 miles of off-street paths, totaling over one thousand (1000) acres.

Mr. Moore offered highlights from the Committee's efforts in 2025 and noted over the past year, the Committee remained engaged in reviewing land development plans, continued to assess community needs, and supported improvement of CT parks.

Mr. Moore presented an overview of all maintenance and projects completed by the Public Works Staff in 2025. He concluded his presentation with an overview of the Five-Year Capital Improvement Plan recommendations.



Mr. Moore thanked Council for their continued support of the Committee's work.

Council offered appreciation to Mr. Moore and the Committee for their continued dedication and service to the Township.

PLANS: P-1 PSU Relocate Existing Bike Path Near Innovation Park Preliminary/Final Land Development Plan

Ms. Lindsay Schoch, AICP, Principal Planner, offered a presentation detailing a proposal from Penn State University (PSU) to relocate an existing bike path connection from Innovation Park to PSU land south of Interstate 99. A sketch plan was previously presented to both Planning Commission (PC) and Council.

The project will remove the existing 7 to 8-foot-wide path and construct a new 12-foot-wide aggregate path in a new location to avoid the PSU-ARL expansion.

Ms. Schoch stated that PC had comments regarding vehicular access/restrictions, delineations, winter maintenance, lighting, and signage, all of which have been addressed by PSU.

Mr. Rich Manning, PSU Design and Engineering Services, was present to answer questions related to the Plan.

Mr. Francke made a motion to 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. Bernier seconded the motion.
Motion carried unanimously.**

Council offered appreciation to Mr. Manning.

P-2 Park Furniture Sketch Plan

Ms. Schoch offered a presentation detailing the Park Furniture sketch plan. The project proposes a 40,000 square foot showroom facility with a 460 square foot delivery area and parking on 3.6 acres in the Shiloh Commercial Park. Ms. Schoch noted the site layout was ultimately determined by maneuverability for delivery trucks and refuse collection.



Mr. Mark Torretti, Project Manager from Penn Terra Engineering, was present to answer questions related to the sketch plan. Mr. Torretti noted a land transfer will occur with Christ Community Church to accommodate the project, a waiver will be submitted for reduced parking spaces, and a pedestrian connection will be added along the storefront for access to the Premier movie theatre property. He also noted the infrastructure for East Trout Road will be in place with the development of the Home2Suites hotel.

Mr. Torretti stated a revised preliminary plan will be submitted in April and a Phase II final plan will be submitted in June.

Council offered appreciation to Mr. Torretti for his presentation.

REPORTS:

a. Manager's Update

In Mr. Brumbaugh's absence, Mr. Mike Bloom, Assistant Township Manager, offered the Manager's Update report as presented. No additions were made to the report. He noted a termination agreement for the Solar Power Purchase Agreement (SPPA) will be presented to Council at the March 19, 2026 meeting. Rue Environmental, Archaeological Consultant, are working on test pits as part of their archeological study for the Path to Campus. Kimmel Architecture conducted an assessment of structural and mechanical needs for the Municipal building renovation on February 25, 2026.

b. COG Regional, County, and Liaison Reports

COG Parks Governance Committee: Mr. Francke reported the COG Parks Governance Committee meeting was canceled. Council was provided with a copy of an Intergovernmental Agreement between Centre Region Parks and Recreation Authority (CRPRA), Centre Region Parks and Recreation (CRPR), COG, and the Centre Region Municipalities for review and comments. Mr. Bloom noted the CT Solicitor reviewed the agreement and only commented on the termination clause. Council had no additional comments on the agreement and feedback will be shared with Staff at COG.

COG Land Use and Community Infrastructure (LUCI): Mr. Bernier reported the LUCI Committee met jointly with the Climate Action and Sustainability Committee (CAS) on March 5, 2026. The Committees approved a rate increase for the regional refuse/recycling contract, and discussed a proposed merger of the two Committees, which was supported.

COG Public Safety Committee: Ms. Trainor reported the COG Public Safety Committee met on March 10, 2026, but she was unable to attend.

Ms. Trainor noted she attended a panel discussion with Dr. Lara Fowler from PSU, who will offer an emergency preparedness demonstration at COG on April 10, 2026.

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

CT Planning Commission (PC): Mr. Matthew Fenton, PC Liaison, reported that PC met on March 3, 2026. PC reviewed a sketch plan for Park Furniture, and continued working on Form Based Code (FBC), focusing on the element of Uses.

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

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



Recognition Days:

- Holi (Hindu holiday) is March 4th and March 5th
- International Women’s Day is March 8th
- International Day of Transgender Visibility is March 31st

Month Long Observations:

- Developmental Disabilities Awareness Month
- Gender Equality Month
- National Women’s History Month
- Greek American Heritage Month
- Irish American Heritage Month

CONSENT AGENDA:

CA-1 Minutes, Approval of

- a. February 19, 2026 – College Township Council Public Hearing Minutes
- b. February 19, 2026 – College Township Council Regular Meeting Minutes

CA-2 Correspondence, Receipt/Approval of

- a. Letter from Penn Terra dated February 18, 2026, regarding time extension for the Crew 814 Phase I Final LDP to June 16, 2026
- b. Emails from John Ferguson regarding Single Use Plastics
- c. Letter from First Night State College dated February 23, 2026, regarding donation
- d. Email from Millie Rodriguez regarding Park Furniture sketch plan
- e. Email from John Ferguson regarding additional FTE’s to College Township Staff

CA-3 Action Item, Approval

- a. Resolution R-26-10 – Disposition of Devices
- b. Waiver request for Classic Cones

Mr. Francke made a motion to approve the Consent Agenda as presented.

Mr. Bernier seconded the motion.

Motion carried unanimously.

OLD BUSINESS:

OB-1

PSU Signage – Ordinance Amendments

Ms. Schoch offered a memorandum dated March 2, 2026, providing information related to potential updates to the Township’s sign Ordinance, particularly digital and illuminated signage. Council previously directed Staff to consult a lighting expert and consider technical findings as guidance on regulatory approaches in response to a request from PSU. Discussions have focused on operational characteristics of large venues such as stadiums, arenas, and event centers, and the need to balance community impacts related to light.

Staff consulted with Mr. Jonathan Walker, P.E., L.C., Lighting/Electrical Engineer at PSU and CT resident, who offered expertise and experience with outdoor lighting. His input was offered independently and does not represent an official position of PSU. Mr. Walker was present to answer questions related to the topic.

The following materials were provided by Mr. Walker for Council’s review:



- Suggestions for updates to College Township’s sign ordinance, with a focus on illuminated and digital signage at Stadiums, Arenas, and Event Centers
- *DarkSky International* – Outdoor Lighting: Illuminated Signage Supplement (October 11, 2024)
- *DarkSky International* – Outdoor Lighting Municipal Ordinance Template and User Guide (October 11, 2024)
- Article - How does Light Impact Human Health and the Environment and What are the Current Recommendations for Responsible Outdoor Lighting?

Mr. Walker identified **key Ordinance concepts** that included:

1. Definition of “Event”: Mr. Walker recommends clearly defining what constitutes an “Event” for purposes of illuminated signage. This difference is important given the range of activities that may occur at large venues, including:

- Major athletic or performance events, including limited preparation activities
- Facility tours or showcases for small groups
- Routine business operations occurring within portions of a large facility (e.g., gift shops, museums, restaurants, conference rooms, or hospitality venues)

2. Differentiation Between Event and Non-Event Operations: Large venues often function as multi-use facilities. Distinguishing between illumination associated with a major event and illumination during normal business operations would allow signage regulations to better reflect real-world use while maintaining appropriate limits.

3. Lighting Standards and Measurement: Mr. Walker recommends referencing the DarkSky International Illuminated Signage Supplement for terminology, performance metrics, and measurement standards related to illuminated signage.

Based on the key Ordinance concepts that Mr. Walker identified, he outlined two potential **regulatory approaches**:

Approach	Overview	Implications
Approach A	Retains the Planning Commission and Staff’s original proposal, while adding clearer definitions for “Event”, “Nighttime Hours”, and refining permitted illumination hours. Pre- and post-event preparation would not be included as part of the event itself.	Incorporates Mr. Walker’s input into the current draft Ordinance

Ms. Schoch noted Approach A remains consistent with the original task and scope and applies specifically to stadiums, arenas, and event centers.

Approach	Overview	Implications
Approach B	Narrows permitted illumination windows (e.g., limiting illumination to defined hours before and after events) and more fully incorporates the DarkSky Illuminated Signage Supplement.	Updates lighting regulations for all permanent signs Township-wide



Ms. Schoch noted Approach B expands beyond Stadiums, Arenas, and Event Centers and addresses the zoning change request and broader lighting policy objectives.

Mr. Walker referenced the *Five Lighting Principles for Responsible Outdoor Lighting*. It provides a framework that connects lighting regulation to public health and environmental outcomes and are as follows:

1. **Use light only when it is needed** – reducing unnecessary nighttime exposure
2. **Direct light only where it is needed** – minimizing glare and light trespass into homes
3. **Use the lowest light level necessary** – reducing disruption to sleep cycles and visual comfort
4. **Control lighting duration** – limiting prolonged exposure during late-night hours
5. **Use warmer color temperatures when possible** – reducing blue-rich light that can interfere with circadian rhythms

Discussions occurred about addressing the request about signage from PSU first and tabling lighting regulations to allow Staff more review time.

The consensus of Council is to utilize a phased approach to this topic: in direct response to the request from PSU, consider Approach A now for any proposed amendments to the signage Ordinance. Approach B will also be considered as part of signage, but it will be developed further as any proposed amendments to the lighting Ordinance are considered. Staff will prepare a draft Ordinance for Council's review at a future meeting.

OB-2 Amendments to Chapter 87 & 200

Mr. Bloom offered a memorandum dated March 2, 2026, outlining proposed amendments to Chapter 87 and Chapter 200 of the Township Code, specifically pertaining to data centers.

He stated Council approved Ordinance O-26-02 on February 19, 2026. The intent of the Ordinance was to make data centers a *conditional use* in zoning districts where they were otherwise previously a permitted *use by right*. After further review, Staff identified errors in the changes enacted through Ordinance O-26-02 that did not fit the intent. Staff also considered applying conditions to infrastructure aspects required for data centers.

Draft **Ordinance O-26-03** was provided for Council's review and proposes the following:

- Amend Chapter 200 to remove data centers as a permitted use by right in the Office Commercial, Commercial & Industrial zoning districts
- Amend Chapter 200 to add data centers as a conditional use in the Office Commercial, Commercial & Industrial zoning districts
- Amend Chapters 87 to remove data centers as a conditional use in the Rural Residential zoning district
- Amend Chapter 87 to add data centers as a conditional use in the Office Commercial, Commercial & Industrial zoning districts
- Amend Chapter 87 to add conditions of approval for data centers that pertain to water and energy consumption

Mr. Bloom noted the Municipalities Planning Code (MPC) requires a 30-day review period for the CT Planning Commission and Centre Region Planning Agency (CRPA) prior to adoption. Council is asked to authorize Staff to advertise an April 16, 2026 Public Hearing, which makes it a pending Ordinance.



Mr. Francke made a motion authorizing Staff to advertise an April 16, 2026 Public Hearing on draft Ordinance O-26-03 to amend Chapters 87 and 200 of the Township Code pertinent to data centers. Mr. Bernier seconded the motion. Motion carried unanimously.

OB-3 Comments on PSU events for COG Public Safety Committee

Mr. Bloom offered a memorandum dated March 2, 2026, providing feedback on PSU's Winter Sports Weekend events, as requested by the COG Public Safety Committee. Ms. Trainor noted all COG municipalities were asked to provide feedback and concerns on this topic, and the Committee will consider them at their April meeting.

Mr. Bloom noted PSU hosted a total of nineteen (19) events on campus from January 28 until February 1, 2026. Of those events, thirteen (13) were held in PSU facilities located in CT. On both January 30th and January 31st, there were four (4) or more events held each day in CT.

Concerns about the lack of coordination for a traffic plan and contingency parking, the added impact on emergency services and public safety, the lack of access to Mount Nittany Medical Center, and the future use of Beaver Stadium were topics that were addressed throughout the memorandum.

Overall, Council agreed with the comments provided in the memorandum. Mr. Bernier requested to add comments about how events are timed if they are being held on the same day.

NEW BUSINESS: NB-1 New Position for CTIDA – Economic Development Specialist

Ms. Keri Kenepf, Director of Community and Economic Development, offered a memorandum dated February 24, 2026, outlining details for a proposed part-time Economic Development Specialist position for the CT Industrial Development Authority (CTIDA). The new 25-hour per-week position will support the daily administrative needs of the IDA and related economic development initiatives. Ms. Kenepf will continue to provide Executive Director oversight and will oversee this new position.

Included for Council's review was a draft job description, and proposed modifications to the 2026 Wage Range Schedule to add the position.

Ms. Kenepf noted the CTIDA will pay for this position as contracted services from CT and a draft service agreement will be provided to Council for their review at their April 2, 2026 meeting.

Discussions occurred about modifying the job description to reflect flexibility within the position and at the discretion of Ms. Kenepf.

Mr. Bernier made a motion to approve the job description with modifications as discussed and the Wage Range Schedule for the CTIDA Economic Development Specialist position. Mr. Francke seconded the motion. Motion carried unanimously.

NB-2 Railroad Crossing on Mt. Nittany Road



Ms. Amy Kerner, Public Works Director, offered a memorandum dated February 25, 2026, proposing construction at the Mt. Nittany Road railroad crossing in Lemont for the week of April 6, 2026, at the request of the Bellefonte Railroad Historical Society. The Historical Society is requesting assistance from CT in the form of labor, equipment, and materials.

Included for Council’s review was a summary of required materials and associated costs, including equipment and Staff time. The estimated cost totaled \$7,546.00

The Township has been asked for the following:

- To permit the closure of Mt. Nittany Road for three (3) days. Since school will still be in session, coordination regarding the detour will be communicated to the school district.
- To provide a dump truck and driver for three (3) days.
- To provide a backhoe and operator for three (3) days.
- To haul away the old ballast, pavement, etc. Assumption is that all waste can be sent to a clean fill site. Costs associated with other means of disposal have not been estimated.
- To repave the crossing once the work is completed.

Discussions occurred about using concrete instead of asphalt, which is preferred by both parties. Ms. Kerner will modify her estimate to include concrete and modify the associated labor cost. Mr. Bloom noted this was not a budgeted expenditure for 2026.

Mr. Francke made a motion to authorize Staff to complete the work requested by the Bellefonte Railroad Historical Society and the associated costs under the direction of Township Staff.

Mr. Bernier seconded the motion.

Motion carried unanimously.

**STAFF
INFORMATIVES:**

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| SI-1 | UAJA Executive Director’s Report |
| SI-2 | CATA Audit |
| SI-3 | PML article on Data Centers |
| SI-4 | Columbia Gas pipeline project |
| SI-5 | Boalsburg Fire Company Awards Banquet |

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

ADJOURNMENT:

Chair Trainor called for a motion to adjourn the meeting.

Mr. Francke moved to adjourn the March 5, 2026 Regular College Township Council meeting.

Mr. Bernier seconded the motion.

The March 5, 2026 Regular College Township Council meeting was adjourned at 9:31 PM.

Respectfully Submitted,
Adam T. Brumbaugh
Adam T. Brumbaugh
Township Secretary/Manager

