



COLLEGE TOWNSHIP COUNCIL/PLANNING COMMISSION
JOINT WORK SESSION MEETING MINUTES
Thursday, March 29, 2022
7:00 PM
1481 E. College Avenue, State College PA 16801
Hybrid Meeting (In-Person or via Zoom)

**ATTENDED BY –
COUNCIL:**

D. Richard Francke, Chair
Carla Stilson, Vice Chair
Paul Takac L. Eric Bernier
L. Eric Bernier
Dustin Best

**PLANNING
COMMISSION:**

Ray Forziat, Chair
Ed Darrah, Vice Chair
Peggy Ekdahl, Secretary
Bill Sharp
William McKibbin
Jennifer Landry

ABSENT:

Robert Hoffman, Planning Commission

STAFF:

Adam T. Brumbaugh, Township Manager/Secretary
Mike Bloom, Assistant Township Manager
Don Franson, P.E., P.L.S., Engineer
Lindsay Schoch, AICP, Principal Planner
Mark Gabrovsek, Zoning Officer
Jennifer Snyder, Assistant Township Secretary

CALL TO ORDER:

Mr. D. Richard Francke, Council Chair, called to order the March 29, 2022, Joint College Township Council/Planning Commission Work Session at 7:03 PM and led in the pledge of allegiance.

At this point, Chair Francke asked Planning Commission Chair, Ray Forziat, to lead the discussion related to Form Based Codes.

Chair Forziat offered that the Planning Commission met in two (2) work sessions to understand and discuss Form Based Codes (FBC). They looked at several case studies to become familiar with the concept.

Ms. Schoch, AICP, Principal Planner, offered a recap of how the Township got to the discussion of FBC. In fall of 2021, Council endorsed the Draft Dale Summit Area Plan. The remand from Council stated, “All of the Planning Commission’s efforts over the next 2-3 months on the Area Plan should only be focused on 1) review of the goals and objectives of the Draft Area Plan and



2) understanding how form-based code works as a planning tool.” The PC held two (2) work sessions focusing on these objectives.

The overarching vision of the SAP is to transform Dale Summit into the gateway to College Township, establishing Dale Summit as an attractive and instantly recognizable place within the context of the larger Township, Region and County.

Ms. Schoch continued in order to update a zoning code from Euclidean Zoning to FBC a plan must be in place. Typically, these plans are on a neighborhood scale, but can range to a County, Regional, or Municipal level. In College Township’s case, the Dale Summit Area Plan is the base for the preparation of a FBC for Dale Summit.

Ms. Schoch offered that the PC was asked the question; will the concept of FBC be a successful tool to implement the Dale Summit Area Plan? The PC agreed with this concept with an additional recommendation to decrease the size of the FBC boundary within the larger Dale Summit Area Plan Boundary and the consideration of interim zoning changes so long as those changes do not undermine the effort to implement FBC in the future.

PC members offered comments related to FBC; what aspects of FBC they felt CT could incorporate into current zoning regulations; what portions of the Dale Summit Area Plan Boundary they see FBC working to the greatest advantage of the Township; and what is the timeframe to implement this concept into Dale Summit.

Council offered comments related to the discussion and offered support to pursue a consultant and move forward with FBC.

Staff will draft a Request for Qualifications to pursue a consultant to initiate zoning changes consistent with the implementation of the Dale Summit Area Plan.

Council and the PC thanks Ms. Schoch for her efforts in leading them to this point.

ADJOURNMENT:

**Chair Forziat moved to adjourn the March 29, 2022, College Township Joint Council/Planning Commission Meeting.
Chair Francke seconded the motion.**

Chair Francke adjourned the March 29, 2022, College Township Joint Council/Planning Commission Meeting at 9:00 PM.

Respectfully Submitted By,

Adam T. Brumbaugh

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Township Secretary