

**COLLEGE TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
In Person and Via Zoom**



**April 4, 2023 7:00 p.m.**  
**1481 East College Avenue, State College, PA 16801**  
[www.collegetownship.org](http://www.collegetownship.org)

**PRESENT:** Ray Forziat, Chair  
Ed Darrah, Vice Chair  
Peggy Ekdahl, Secretary  
Matthew Fenton  
Robert Hoffman  
Noreen Khoury  
Bill Sharp  
Ash Toumayants, Alternate

**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

---

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

**ZOOM MEETING PROTOCOL:** Mr. Forziat verified there were not people present via Zoom.

**ROLL CALL:** Mr. Forziat verified all Commissioners

**OPEN DISCUSSION:** None presented.

**CONSENT AGENDA:**

*Mr. Hoffman moved to approve the March 21, 2023 meeting minutes as written. Mr. Fenton seconded. Motion carried unanimously.*

**PLANS:** None presented.

**OLD BUSINESS:**

**OB-1 Official Map**

Mr. Forziat opened the topic for ten minutes for discussion and comments from the Parks and Recreation Committee. Mr. Spoonamore, volunteer representative from the Parks and Recreation Committee, stated he is present to answer questions of the Parks and Rec comments or bike paths. Mr. Forziat offered again ten minutes for discussion or comment. Mr. Spoonamore stated the discussion time could be closed.

Mr. Bloom introduced the Official Map and described the process. Provided in the PC packet was a spreadsheet from staff which outlined all of the Parks and Recreation Committee comments and clarifying notes, as well as a smaller version of the corresponding map. Staff also provided a Draft Official Map which could be provided to College Township Council. Mr. Bloom stated that staff is asking the Planning Commission to acknowledge the comments provided by the Parks and Recreation Committee and to review, revise, and provide feedback on the corresponding ordinance. He also asked that they provide a recommendation to Council to begin reviewing of the Draft Official Map as prepared by the Planning Commission and the Parks and Recreation Committee.

Mr. Forziat asked that any further Parks and Recreation Committee comments and clarity be packaged separately from the Planning Commission, should PC provide a recommendation at this time.

The Planning Commission began discussion of the comments and marginal clarity provided by the Parks and Recreation Committee. It was decided that the hashing throughout the map designating a fishing easements should be removed from all streams within the Township. Many members agreed to strike the matter of fact statements as they do not belong on the Township Official Map. The consensus was that the Planning Commission would like to see further clarification and general clean-up of the Parks and Recreation's comments so they can more easily be incorporated into the recommendation to Council. Staff confirmed there is an established deadline of April 13, 2023 for the Parks and Recreation Committee to clarify all comments and add anything which may have been missed.

The Planning Commission discussed with staff the difference between a wish list and a recommendation. It was determined that feasibility should not be a factor at this moment and engineers and designers are the ones to decide if a structure, road, path, etc. is feasible. Staff reiterated that putting a feature on the Official Map will give the Township leverage when the time comes for development. The commissioners added that staff and Council should stay aware of the Pedestrian Facilities Master Plan.

## **OB-2 Burkentine Rezoning Update/Zoning Amendment Consideration**

Ms. Schoch introduced the topic and explained the staff recommendation. Staff recommends multi-family residential (R-3) be added as an allowable use within the Planned Research and Business Park District (PRBD). This would be considered a minor interim change while the Township consulting firm, DPZ Codesign, works on a master plan for the entire Dale Summit area.

Mr. Forziat asked staff to explain what the intent of a PRBD is and why it doesn't include R-3 as a use. Ms. Schoch read from the College Township Code what the intent of the PRBD is. She explained that adding R-3 as a use within the PRBD would show the Township adapting to the current time as well as the future.

The commissioners discussed Planned Residential Developments (PRD) and how these would fit into the PRBD area in question. Ms. Schoch clarified a PRD is not a district, but an allowable use within the R-3 district, if R-3 is an allowed use within the PRBD, then a PRD would be allowed within a PRBD.

Mr. Sharp stated that the PRBD is a uniquely developable area for businesses and is fearful that if R-3 is an allowed use within the PRBD the district will lose its original intent. He also stated that if a recommendation is made to include R-3 as an allowable use within PRBD, he will not be in favor.

Many other commissioner's voiced their concerns and agreed that they would like to hear from the consulting firm prior to taking any further action on the consideration of a zoning amendment. One concern the Planning Commission had was that this topic is developer driven. Mr. Bloom stated that this is not developer driven, however, it is developer influenced and staff is trying to keep the ball rolling in the interim while DPZ works on the master plan and a form based code hybrid.

Mr. Forziat asked the newest commissioners if they were familiar with form based code. After some discussion Mr. Bloom suggested Ms. Schoch send some webinars to the Planning Commission, which had been provided previously, and prior to some commissioner's acceptance to their current positions. Ms. Schoch agreed.

*Mr. Sharp moved to table the consideration of Multi-Family Residential (R-3) uses being permitted within the Planned Research and Business Park District (PRBD), and initiating the process of amending the zoning text to include R-3 as an allowable use within the PRBD zoning district, and consideration should be taken by PC to consult with DPZ on the topic.*

*Mr. Hoffman seconded. Motion carried unanimously.*

**NEW BUSINESS:** None presented

**REPORTS:** None presented.

**STAFF INFORMATIVES:**

**SI-1 Zoning Bulletin**

Nothing further discussed.

**OTHER MATTERS:** None presented.

**ANNOUNCEMENTS:**

Mr. Forziat announced the next meeting will be Tuesday, April 18, 2023 at 7:00 p.m.

**ADJOURNMENT:** *Mr. Darrah moved to adjourn. Mr. Forziat adjourned the meeting with no second.*

Meeting adjourned at 9:57 p.m.

*Sharon E. Meyers*

---

Sharon E. Meyers  
Senior Support Specialist – Engineering/Planning