



**COLLEGE TOWNSHIP COUNCIL  
SPECIAL MEETING MINUTES**

**Tuesday, August 29, 2023**

**1481 E. College Avenue, State College PA 16801**

**Hybrid Meeting (In-Person or via Zoom)**

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**ATTENDED BY –  
COUNCIL:**

Dustin Best, Chair  
D. Richard Francke, Vice Chair  
L. Eric Bernier  
Susan Trainor  
Anthony Fragola

**STAFF:**

Adam T. Brumbaugh, Township Manager/Secretary  
Mike Bloom, Assistant Township Manager  
Lindsay Schoch, AICP, Principal Planner  
Mark Gabrovsek, Zoning Officer  
Jennifer Snyder, CGA, Assistant Township Secretary

**CALL TO ORDER:** Mr. Dustin Best, Council Chair, called to order the August 29, 2023, Special Meeting of the College Township (CT) Council at 6:05 PM, and lead in the Pledge of Allegiance.

**ANNOUNCEMENT:** Chair Best announced Council met in an Executive Session prior to the start of the meeting to discuss personnel and real estate matters.

**PUBLIC OPEN DISCUSSION:** Nothing brought forward.

**NEW AGENDA ITEMS:** Nothing to add to the agenda.

**OLD BUSINESS:      OB-1    Shiloh Road Rezoning**

Ms. Lindsay Schoch, AICP, Principal Planner, offered that at the August 17, 2023, CT Council Meeting, Council reviewed the recommendation from the Planning Commission (PC), for the proposed rezoning allowing R3 uses (duplexes, townhouses and multi-family residential) to the Planned Research and Business District (PRBD) in the Dale Summit. After the discussion, Council agreed to discuss further at an advertised Special Meeting.

Ms. Schoch offered thanks to the PC for their thoughtful consideration of this matter. Staff opined the main reason for the PC recommendation of Use by Right is that the ordinance would be more straightforward and easier for a developer to understand.

A *Special Meeting Worksheet* was presented to assist in formulating Council's stance on the zoning amendment and supporting conditions. The PC also discussed and reviewed a similar *Special Meeting Worksheet* and their recommendations and rationale were provided to Council, on their worksheet, along with the initial recommendation and rationale provided by Staff to the PC.

Council discussed Use by Right vs. Conditional Use. A consensus of Council favored of allowing R3 uses in the PRBD by Conditional Use. Council then proceeded to review each section of the *Special Meeting*



*Worksheet* and offered direction to Staff to move forward with an ordinance allowing R3 Uses in the PRBD by Conditional Use.

**Mr. Bernier made a motion to advertise and set a public hearing for October 19 for an ordinance (O-23-05) to allow R3 uses in the Planned Research and Business District by Conditional Use.  
Ms. Trainor seconded the motion.  
Motion carried unanimously.**

**OTHER MATTERS:**

Mr. Fragola offered that a new store opened in the Walmart business plaza, Trek Bikes.

**ADJOURNMENT:**

Chair Best called for a motion to adjourn the meeting.

**Mr. Bernier moved to adjourn the August 29, 2023, Special College Township Council Meeting.  
Chair seconded the motion.**

The August 29, 2023, Special College Township Council Meeting was adjourned at 7:48 PM.

Respectfully Submitted By,

*Adam T. Brumbaugh*

Adam T. Brumbaugh  
Township Secretary