

CENTRE REGIONAL PLANNING COMMISSION & LAND USE AND COMMUNITY INFRASTRUCTURE COMMITTEE

MEETING SUMMARY OF THE APRIL 3, 2025 JOINT MEETING



2025 CRPC MEMBERS

Ray Forziat, Chair
College Township

Neil Sullivan, Vice Chair
Penn State University

Jeff Duerr
Harris Township

Bill Burnett
Patton Township

Shannon Holliday
Ferguson Township

Tony Sapia
State College Borough

Chip Jones
Halfmoon Township

CENTRE REGIONAL PLANNING AGENCY

Director
Mike Tylka, AICP

Regional & Local Planners
Jenna Wargo, AICP
Summer Brown

Sustainability Planner
Pam Adams

Transportation Planners
Jim Saylor, PE, PTOE
Anne Messner, AICP
Greg Kausch

Grants Specialist
Marcella Hoffman

GIS Planner
Steve Arnold

Office Manager
Reagan Mann

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meetings online.

The CRPC took action on the following items:

COLLEGE TOWNSHIP CLEARWATER DRI

CRPC reviewed the proposed Clearwater DRI located adjacent to Houserville Road that seeks to ultimately incorporate 4.66 acres of land into the Regional Growth Boundary/Sewer Service Area (RGB/SSA). In order for Clearwater to develop the desired Conservation Center, an expansion of the RGB/SSA is necessary so the new center can be served with Public Sewer. The CRPC offered their support (3-0-1) for moving the proposed DRI via the Non-General Forum Route to the College Township Council for their consideration.

HALFMOON R-1

CRPC reviewed the proposed amendments to the Halfmoon Township Single-Family Residential (R-1) zoning district. Members noted potential issues with the number of possible non-conformities that could be created with uses such as parks being removed and questioned the reasoning behind the removals. Additionally, members noted general uncertainties with the fragmented development pattern that this rezoning may further proliferate. The CRPC offered their support (4-0) for moving the proposed ordinance rewrite to the Township Board of Supervisors for their consideration.

CRPC held discussions and provided feedback on the following items:

COMPREHENSIVE PLAN - BIG IDEAS

CRPC received a presentation of the draft Big Ideas from staff of the Comp Plan that will serve as the framework. These Big Ideas were formed from staff grouping sentences together from the Vision Statements that aligned by topic, purpose or end goal. The following are the five Big Ideas:

- Advancing Purposeful Community Design
- Fostering Housing Vitality
- Connecting Beyond Cars
- Cultivating Environmental Stewardship
- Partnering For A Thriving Future

Further discussion will occur on this item prior to it being finalized.

The CRPC is
scheduled to meet
next on May 1, 2025
at 7:00 p.m.

PHASES	1 - FORMATION	2 - BIG IDEAS	3 - OPTIONS	4 - REFINE	5 - REVIEW & ADOPT
PURPOSE	Build Framework: Form Values & Vision	Confirm Values & Vision; Gather Input for Big Ideas; Form Big Ideas	Discuss Options for Growth Strategy; Create Goals and Strategies for Big Ideas	Gather Feedback; Reach Consensus on Elements	Plan Adoption Process
GENERAL PLAN ACTIVITIES	<ul style="list-style-type: none"> Confirm approach Survey & Input Map Creation Start Data & Resource Compilation / Map Updates Research and Compile Best Practices for Comp. Plans Launch Website & Create PR Materials Draft Values & Vision Compile Stakeholder & Interested Parties Lists 	<ul style="list-style-type: none"> Continue Data Collection, Resource Compilation & Map Updates, and Analyze Create Trend Reports Form Big Ideas Draft Values and Vision Sections Draft Initial & Big Idea Sections Create & Launch Second Mapping Outreach Effort 	<ul style="list-style-type: none"> Complete Data Collection & Analysis Complete Resource Compilation & Map Updates Form Goals & Strategies Draft Goals & Strategies Sections Form Metrics & Implementation Measures Future Land Use Map Updates 	<ul style="list-style-type: none"> Confirm Big Ideas, Goals, & Strategies Refine Sections as Needed Draft Metrics & Implementation Measures Finalize Maps, Graphics, & Format Final Draft Completed 	<ul style="list-style-type: none"> Public Review as required by Pennsylvania Municipalities Planning Code (including Centre County, adjacent counties and municipalities) Individual Municipal Adoption with Public Hearings
COMMUNITY ENGAGEMENT AND MEETINGS	<ul style="list-style-type: none"> LUCl & CRPC – Approach LUCl & CRPC – Survey Creation / Phase 1 Outreach Plan General Forum - Overview Municipal PCs – Overview Municipal PCs – Activity LUCl – Activity Stakeholder Meetings / Listening Sessions Community events Survey Marketing LUCl & CRPC – Survey Data LUCl & CRPC – Values & Vision Newsletter/PR 	<ul style="list-style-type: none"> LUCl & CRPC – Big Ideas Formation Municipal PCs – Summarize Outreach, Confirm Values & Vision, Discuss Big Ideas & Next Steps (including mapping effort) LUCl & CRPC – Big Ideas Finalization LUCl & CRPC – Discuss Plan Structure LUCl & CRPC – Trends, Data, Mapping, & Resources LUCl & CRPC – Future Land Use Map Discussion Newsletter/PR 	<ul style="list-style-type: none"> Focus Groups Open House Events in Each Municipality - Future Land Use Map & Goals/Strategies Focused Municipal PCs – Input on Future Land Use Map LUCl & CRPC – Future Land Use Map LUCl & CRPC - Discussion on Metrics & Implementation Measures LUCl & CRPC – Set Policies & Strategies Newsletter/PR 	<ul style="list-style-type: none"> LUCl & CRPC – Confirm Metrics & Implementation Measures LUCl & CRPC – Set Prioritizations LUCl & CRPC – Review of Final Draft Sections Municipal Joint Governing Body and PC Meetings Newsletter/PR 	<ul style="list-style-type: none"> LUCl & CRPC – Recommendation Executive Committee General Forum – Refer to Municipalities Municipal PCs Municipal Governing Body Meetings

