

# CENTRE REGIONAL PLANNING COMMISSION

MEETING SUMMARY OF THE JUNE 6, 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**  
Pam Adams

**Regional & Local Planners**  
Jenna Wargo, AICP

**Sustainability Coordinator**  
Lydia Neuhauser

**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.

CRPC welcomed Pam Adams, the new Director of the Centre Region Planning Agency

### The CRPC took action on the following items:

#### Harris Township Chapter 11 Amendments

The CRPC reviewed the proposed amendments to the Harris Township Subdivision and Land Development Ordinance. Questions and concerns were expressed about the planting regulations in the shade tree section, as well as some species that are included on the planting list. Specifically, the tree planting spacing requirements are very far apart and the commission recommends 40' – 50', as well as removing Norway Maples from the approved species list as they are invasive.

The CRPC offered their support (5-0) for moving the proposed ordinance amendment to the Township Board for their consideration.

#### Halfmoon Township Zoning Map Amendment

The CRPC reviewed the proposed amendment to the Halfmoon Township Zoning Map. No questions were raised related to the zoning map amendment and Commissioners were in support of the proposal. The proposal addresses the following goals, objectives, and policies:

- Economic Development, Objective 1.2 – Barriers to job creation and economic development should be identified and remediated.
- The proposed ordinance amendment is consistent with the 2013 Centre Region Comprehensive Plan's Future Land Use Map.

The CRPC offered their support (5-0) for moving the proposed ordinance amendment to the Township Board for their consideration.

#### Patton Township Home Occupation Amendments

The CRPC reviewed the proposed amendment to the Patton Township Zoning Ordinance. Questions related to daycares and traffic were answered by staff. Further discussion occurred regarding the need to support home-based entrepreneurship and Commissioners were in support of the simplicity and flexibility of the proposed amendments. The proposal addresses the following goals, objectives, and policies:

- Economic Development, Objective 1.2 – Barriers to job creation and economic development should be identified and remediated.

The CRPC offered their support (5-0) for moving the proposed ordinance amendment to the Township Board for their consideration.

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## COMPREHENSIVE PLAN

**CRPC held discussions on the following items:**

### BIG IDEAS

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CRPC discussed the values, vision and Big ideas that have been finalized by the LUCI Committee. These were formed from community input (survey, stakeholder meetings, outreach events and PCs).

### FUTURE LAND USE MAP (FLUM)

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CRPC was presented with how interact with the FLUM which will involve input from elected officials, planning commissions, developers, and the public to shape long-term land use decisions. It guides zoning decisions, infrastructure investments, and development patterns over a long-term horizon, often 10-30 years. Please find the link to participate in the FLUM below.

### TREND REPORT

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CRPC discussed the first completed trend report on existing land use. Trend reports are in-depth analyses of current and emerging patterns across various sectors and future reports on demographics, economic development, housing, transportation, environment, and social dynamics will be made available. These reports should help in developing proactive strategies for achieving the Big Ideas.

### NEXT STEPS

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The next phase of the comprehensive planning process will include engaging stakeholders and community members through community engagement by attending outreach events, meeting with municipal planning commissions and holding focus groups. Focus groups will include a mix of stakeholders including but not limited to:

- Developers
- School District
- Business community (CBICC, DID) • Planning Commission members
- Environmental groups
- Realtors

**Comp Plan Resource Links:**

**[Centre Region Comp Plan 2045 Hub](#)**  
**[Future Land Use Map \(FLUM\) - Public Input App](#)**

**The CRPC is  
scheduled to meet  
next on July 3 2025  
at 7:00 p.m.**



# Centre Region Comprehensive Plan One Vision for 2045

The Centre Region Comprehensive Plan outlines our shared vision for what the community will become by 2045 and provides a flexible, forward-looking framework to guide decision-making across the region. Rooted in the values of stewardship, sustainability, collaboration, and equity, the Plan reflects extensive community engagement, thoughtful analysis of local conditions, alignment with existing plans, and consideration of national and regional trends. It articulates our commitment to conserving natural and agricultural resources, expanding housing and transportation choices, supporting a diverse and resilient economy, and enhancing the well-being of all residents. Through clearly defined values, vision statements, and adaptive strategies, the Plan serves as a regional roadmap for coordinated, inclusive, and intentional growth.

## VALUES

Our Values reflect the community's core aspirations today, shaped through a careful analysis of public input and shared priorities.

We are good stewards of natural resources.

We prioritize safe transportation options.

We support workforce growth and opportunities.

We believe in the power of collaboration.

We embrace our unique blend of urban and rural environments.

We champion sustainability and resiliency.

## VISION

Our Vision paints a picture of the future we aspire to create over the next 20 years, grounded in input from the community and regional leadership.

Encourage housing variety for every stage of life.

Conserve our precious natural resources and farms.

Broaden our multimodal transportation system.

Cultivate opportunities for a diverse local economy.

Enhance collective well-being and experience.

The Centre Region boasts housing for every budget and provides a broad spectrum of housing types. People have options and choices that align with their preferences and abilities. The future of housing is at the forefront of decision making.

Natural and agricultural lands are engrained as an important part of our history and are conserved. We responsibly manage and protect natural resources. The Centre Region's built environment adds value to our unique community. We build in a purpose-based manner that respects our natural environment, need for safety, and desire for opportunities in all aspects of life.

The Centre Region is not built just for personal vehicle travel. We are committed to ensuring walkability and a wide variety of transportation options in a safe and connected system. We plan for sustainable options and seek to expand those in existing neighborhoods.

The Centre Region is well-prepared to welcome new businesses that help diversify our economic base. We are focused on attracting industries that align with our long-term goals, ensuring growth and resilience. Through thoughtful planning, we foster businesses that will create jobs, strengthen our economy, and contribute to a more dynamic, safe, and sustainable community.

The Centre Region values people and the understanding that the natural and built environments have an impact on all. The welfare, health, and happiness of people in our diverse community is at the core of decision making. Regional public and private partnerships are a key focus as we work together for a promising future.

# BIG IDEAS

Our Big Ideas are the core of the Comprehensive Plan. Rooted in our Vision and shaped by our shared Values, these five guiding themes outline the goals and strategies that will drive progress toward our desired future.

## FOSTERING HOUSING VARIETY

The Centre Region is committed to fostering housing variety by expanding sustainable options within existing neighborhoods for every budget. By developing a broad spectrum of housing types and placing variety at the forefront of decision-making, the region creates inclusive communities where residents of all income levels can find appropriate housing. This approach strengthens community bonds and enhances regional resilience through the thoughtful integration of diverse housing options. It also ensures housing is well-connected to daily destinations, making it safer and healthier for our community.

## CONNECTING BEYOND CARS

The Centre Region envisions mobility that extends beyond personal vehicle dependency through its commitment to Connecting Beyond Cars. By prioritizing walkability and diverse transportation options within a safe, accessible network, the region builds connections serving all community members regardless of age, ability, or economic status. This approach reduces congestion and environmental impacts while fostering vibrant, people-centered neighborhoods where residents can navigate the region without exclusively relying on cars. Expanding these options supports affordability by reducing household transportation costs and helping the community easily access jobs, services, and daily needs.

## PARTNERING FOR A THRIVING FUTURE

Partnering for a Thriving Future embodies the Centre Region's commitment to collaboration across public and private sectors for sustainable prosperity. By focusing on attracting industries aligned with long-term goals, the region ensures economic growth and resilience. Through thoughtful planning, the Centre Region fosters businesses that create quality jobs, strengthen the local economy, and contribute to a dynamic, safe community. With this collaborative approach, the region stands prepared to welcome businesses that diversify the economic base beyond any single industry.

## ADVANCING PURPOSEFUL COMMUNITY DESIGN

The Centre Region embraces purposeful community design through development that respects our natural environment, prioritizes safety, and creates opportunities across all life dimensions. Our built environment adds distinct value to our unique community character, with the welfare, health, and happiness of our diverse population guiding all decisions. This approach ensures people have meaningful options aligned with their individual preferences and abilities, creating spaces that are accessible, functional, and responsive to community needs.

## CULTIVATING ENVIRONMENTAL STEWARDSHIP

Cultivating Environmental Stewardship represents the Centre Region's commitment to responsible management of natural resources. Natural and agricultural lands, deeply engrained in our regional identity, deserve thoughtful conservation where appropriate. The region approaches stewardship with a people-centered perspective, recognizing the interconnection between human wellbeing and environmental health. This understanding guides balanced decision-making that protects ecological assets while meeting community needs now and for future generations.

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

