

CENTRE REGIONAL PLANNING COMMISSION

MEETING SUMMARY OF THE NOVEMBER 6, 2025 MEETING



2025 CRPC MEMBERS

Ray Forziat, Chair
College Township

Neil Sullivan, Vice Chair
Penn State University

Jeff Duerr
Harris Township

Bill Burnett
Patton Township

Bill Keough
Ferguson Township

Tony Sapia
State College Borough

Chip Jones
Halfmoon Township

CENTRE REGIONAL PLANNING AGENCY

Director
Pam Adams

Regional & Local Planners
Jenna Wargo, AICP

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

Grants Specialist
Marcella Hoffman

GIS Planner
Steve Arnold

Office Manager
Gabrielle Lauder

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The CRPC took action on the following items:

COLLEGE TOWNSHIP PAM HEALTH DEVELOPMENT OF REGIONAL IMPACT (DRI)

The CRPC reviewed a request to expand the Regional Growth Boundary (RGB) and Sewer Service Area (SSA) through the Minor Development of Regional Impact (DRI), which is a Non General Forum Route. This Minor DRI is allotted to each municipality during the five (5) year term of the Implementation Agreement for a maximum of 50 EDUs, not to exceed 12 acres.

This is the second request for College Township under this allotment during this term. The first request for a 4.66-acre area was approved earlier in 2025 for ClearWater Conservancy's proposed 30,000 square foot development that includes a community center and parking lot at 1601 Houserville Road. With PAM Health and the ClearWater Conservancy Minor DRIs, College Township will have utilized 10.484 acres and 46 EDUs.

At its regular meeting on November 6, 2025, CRPC reviewed the proposed PAM Health DRI located adjacent to Innovation Park. The CRPC voted 3-1 in support of forwarding the proposal to College Township Council for consideration, via the Non-General Forum route.

**The CRPC is
scheduled to meet
next on December 4,
2025 at 7:00 p.m.**

During discussion, the CRPC noted that the response to question i.1. in the DRI report did not sufficiently address the applicant's site selection process and encouraged the applicant to provide additional detail regarding due diligence in evaluation alternative locations.

CRPC held discussions and provided feedback on the following items:

COMPREHENSIVE PLAN - FLUM, TREND REPORTS, & ONE PAGE PRIMERS

Community feedback on the Future Land Use Map (FLUM), both through community outreach and online engagement, began in June and wrapped up November 7, 2025.

At the August 7, 2025, meeting, CRPC received trend reports that will be useful guides in the comprehensive planning process to develop proactive strategies and anticipate future needs.

In response to Commission feedback, on-page fact sheets for each municipality were created to summarize key local trends.

CRPA plans to hold joint meetings in February-March 2026 with each Planning Commission and their respective governing body to share findings, review data, and complete a Future Land Use Map (FLUM) exercise. An open house will be held prior to these sessions to present information and gather additional community input.