



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

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**PLANNING COMMISSION
REORGANIZATIONAL MEETING AGENDA
January 12, 2026
4:30 PM**

PLEASE NOTE: This meeting will be a hybrid meeting, combining in-person and teleconferencing. In person attendance: The Board Meeting Room at the Municipal Building – 100 Patton Plaza.

The Public is welcome to attend via Zoom or in person, but may also provide comments prior to the meeting: Email – epz@twp.patton.pa.us; Phone – 814-234-0271 (ask for the Engineering, Planning, and Zoning Department)

Join Zoom Meeting

<https://us02web.zoom.us/j/88550738127>

Meeting ID: 885 5073 8127

Find your local number: <https://us02web.zoom.us/u/kQnJXnQyg>

The meeting will be live streamed at

<https://www.youtube.com/user/CNetCentreCounty/live>

1. **CALL TO ORDER**

Township staff will call the meeting to order

a. **Additions to the Posted Agenda***

2. **ORGANIZATION**

As this is the first meeting of 2026, the Planning Commission should undertake the following organizational actions:

a. Election of Officers:

The Commission should elect a Chair, Vice-Chair, Secretary, and Alternative Secretary.

In 2025, these positions were filled as follows:

- i. Chair: William Burnett
- ii. Vice-Chair: Ellen Foreman
- iii. Secretary: Debbie Scitti
- iv. Alternative Secretary: Sharon Collins

The Chair will then lead the remainder of the meeting.

*Reference Resolution 2022-008: Policy for Adding items to Published Agendas in Accordance with Act 65 of 2021.

- b. Meeting Dates: This evening, the Patton Township Planning Commission must approve a schedule of its regular meetings and work sessions for the 2026 calendar year, so that these meetings may be advertised to the general public as required by state law.

The Planning Commission should vote on meeting dates.

The following table contains a schedule of meeting dates, developed by staff, which adheres as closely as possible to the Commission’s tradition of meeting on the first and second Mondays of each month. The Commission may adopt this schedule if it chooses. The location for each meeting will be advertised as the meeting room of the Patton Township Building and/or via Zoom.

REGULAR MEETING	WORK SESSION
January 12, 2026 (1)	
February 2, 2026	February 9, 2026
March 2, 2026	March 9, 2026
April 6, 2026	April 13, 2026
May 4, 2026	May 11, 2026
June 1, 2026	June 8, 2026
July 6, 2026	July 13, 2026
August 3, 2026	August 10, 2026
September 14, 2026 (2)	September 21, 2026
October 5, 2026	October 12, 2026
November 2, 2026	November 9, 2026
December 7, 2026	December 14, 2026
January 11, 2027 (3)	
<p>(1) Second Monday due to Supervisors Meeting/Holiday</p> <p>(2) Second Monday due to Labor Day</p> <p>(3) Reorganizational Meeting for 2027</p>	

The Planning Commission should vote on meeting starting times – in 2025 meetings began at 4:30 pm.

The starting times will be advertised as such.

- c. Selection of Representative to the Centre Regional Planning Commission

In 2025, Mr. William Burnett served as the primary representative to the Centre Regional Planning Commission (CRPC). In 2025 there was no alternate representative. Terms for CRPC representatives are two (2) years.

*Reference Resolution 2022-008: Policy for Adding items to Published Agendas in Accordance with Act 65 of 2021.

The CRPC typically meets on the first Thursday of the month at 6:30 PM at the Centre Region Council of Governments (COG) building.

3. APPROVAL OF MINUTES

Minutes from the Patton Township Planning Commission's December 1, 2025, regular meeting are included with this evening's agenda for review, potential edits, and approval.

4. PUBLIC COMMENTS

Residents and property owners may address the Commission on issues of interest to the Township. Comments related to specific agenda items should be deferred until that point in the meeting.

5. SKETCH PLAN FOR DICK'S SPORTING GOODS

Allied Properties, Inc. is proposing to relocate the existing Dick's Sporting Goods store from its current location at 325 Colonnade Boulevard, Tax Parcel 18-011-,016-,,325-, within the Colonnade to an adjacent vacant area within the same development, Tax Parcel 18-011-,016-,0003-. The proposed development is within the C-2, Planned Commercial District. The vacant area was originally designated for future retail buildings identified as Stores E, F, and G on the Master Site Plan for The Colonnade, dated June 18, 1999. On March 25, 2020, the Patton Township Supervisors conditionally approved the Proposed Retail Stores E, F, & G. As the Plan was never recorded, the Plan has since expired.

The Sketch Plan proposes the construction of a 60,016 square foot retail building, identified as Retail "F", intended to serve as the new Dick's Sporting Goods location. Three additional retail tenant spaces, totaling 15,545 square feet, identified as Retail E-1, E-2, and E-3, are also included in the proposed layout. Upon development, this Plan will complete the remaining build-out anticipated under the original Master Site Plan for The Colonnade.

Existing utilities installed as part of the previously approved development will require modification to accommodate the revised building and site configuration. The proposed plan increases the amount of green space compared to the Master Site Plan. No sensitive natural resources or undeveloped areas will be impacted as part of this proposal.

A sketch plan is an informal plan that is typically used to show the general layout of a proposed subdivision or land development.

Review of a sketch plan is voluntary, and the Township can take no formal action on a sketch plan.

A sketch plan presentation and discussion are permitted under the **PA Municipalities Planning Code**:

*Reference Resolution 2022-008: Policy for Adding items to Published Agendas in Accordance with Act 65 of 2021.

Section 707-A. Sketch Plan Presentation. The municipality may informally meet with a landowner to informally discuss the conceptual aspects of the landowner’s development plan prior to the filing of the application for preliminary approval for the development plan. The landowner may present a sketch plan to the municipality for discussion purposes only, and during the discussion the municipality may make suggestions and recommendations on the design of the developmental plan which shall not be binding on the municipality.

Presentations of sketch plans provide the developer with the means to introduce projects, receive initial feedback from the Township on plan features, and explore alternatives prior to a formal plan submission. The sketch plan review also provides the Township with an opportunity to ask questions and identify any concerns prior to a formal plan submission by the applicant. **The Township staff do not conduct a formal plan review or provide written comments on a sketch plan.**

Township staff suggests the following approach for tonight’s meeting:

1. Presentation of sketch plan by the developers and their design professionals
2. Planning Commission comments/questions to the developers and their design team
3. Audience comments/questions
4. Staff comments/questions
5. Final comments/questions from Planning Commissioners

The developers have asked to present their sketch plan to the Board of Supervisors at the January 28, 2026, meeting. Any comments provided by the Planning Commission will be forwarded to the Supervisors for their consideration.

In addition, comments from the public can be made at any meeting of the Planning Commission or Board of Supervisors, or they can be submitted in writing to the Township.

The following items are included with the agenda:

1. Location Map
2. Dick’s Sporting Goods Sketch Plan

Actions: The Planning Commission members should receive the presentation on the sketch plan from the developers and their design team. Following the presentation, it is suggested that the Chair facilitate the discussion and question/answer session in accordance with the format provided.

Next Steps: The development team should consider the questions and comments offered and incorporate them, as appropriate, into the formal plan submission.

*Reference Resolution 2022-008: Policy for Adding items to Published Agendas in Accordance with Act 65 of 2021.

6. INTRODUCTION OF STRATEGIC SOLUTIONS

Strategic Solutions will begin providing local planning services to the Township in 2026. The firm will also be providing planning services to the Centre Region COG and Harris Township. Representatives from Strategic Solutions will be present to introduce themselves and their firm to the Planning Commission.

7. OTHER BUSINESS

8. ADJOURN

FOR YOUR INFORMATION

A) Development Update

B) BOS Representatives:

*Reference Resolution 2022-008: Policy for Adding items to Published Agendas in Accordance with Act 65 of 2021.

ATTENDANCE

Planning Commission

William Burnett, Chair
Ellen Foreman, Vice Chair -Absent
Debbi Scitti, Secretary-
James Prowant, - Absent
Daniel Morrow – Absent
Kristin Dzvonyicsak, Alt.
Sharon Collins

Township Staff

Amy Farkas, Township Manager
Jenna Wargo, CRPA Senior Planner
Nicole Harter, Zoning Officer-Absent
Summer Brown, Admin. Asst.
Ryan Scanlan, Assistant Township Manager for Public Works

Audience

C-Net

****Meeting was Hybrid**

1. CALL TO ORDER

The December 1, 2025, Planning Commission regular meeting was called to order at 4:32 PM by Chair Mr. William Burnett.

2. APPROVAL OF MINUTES

3. The meeting minutes from the November 3, 2025 regular meeting were presented to the Planning Commission for approval. Ms. Debbie Scitti made a motion to approve the minutes as submitted. Ms. Kristin Dzvonyicsak seconded the motion, and the motion passed unanimously.

4. PUBLIC COMMENTS

5. ACT 537 PLAN SPECIAL STUDY – MEEKS LANE PUMP STATION

Ms. Jenna Wargo provided an overview and background on the Meeks Lane Pump Station special study. She explained that the plan was resubmitted in October 2025 and that the Township has been asked to provide comments as a designated stakeholder in the project. CRPA is requesting comments by December 2025. The Board of Supervisors will also review the documents at their December 10th meeting. The Commission reviewed the study and discussed the purpose of the pump station and the areas it would serve. Ms. Wargo noted that the proposed location was selected due to its favorable easement conditions, lower project cost, and reduced infrastructure needs. The Planning Commission accepted the report.

6. GRAY’S WOODS PARK & GRAY’S WOODS PRESERVE LOT LINE ADJUSTMENT

Ms. Amy Farkas provided the Planning Commission with an overview of the Gray’s Woods Park & Gray’s Woods Preserve lot line adjustment. Ms. Farkas explained that the Township would like to enroll the Gray’s Woods Preserve in the PA Game Commission’s

400 Area's Program in which the Game Commission would handle the maintenance but in order to do this the line needs to be cleaned up. The Patton Township Open Space Committee and the Clearwater Conservancy have both reviewed this plan and have approved. Mr. Burnett made a motion to approve the plan, Ms. Sharon Collins seconded the motion, and the motion passed unanimously.

7. OTHER BUSINESS

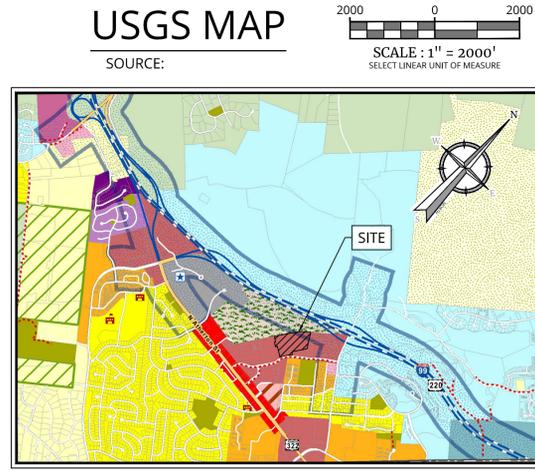
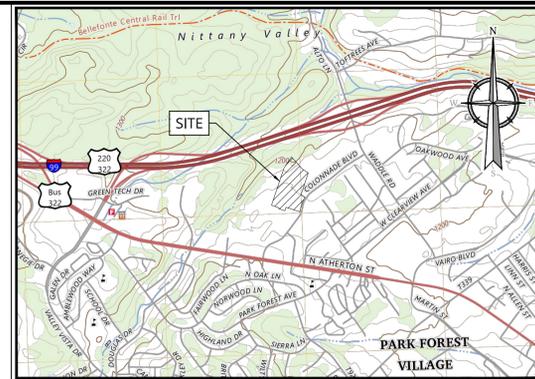
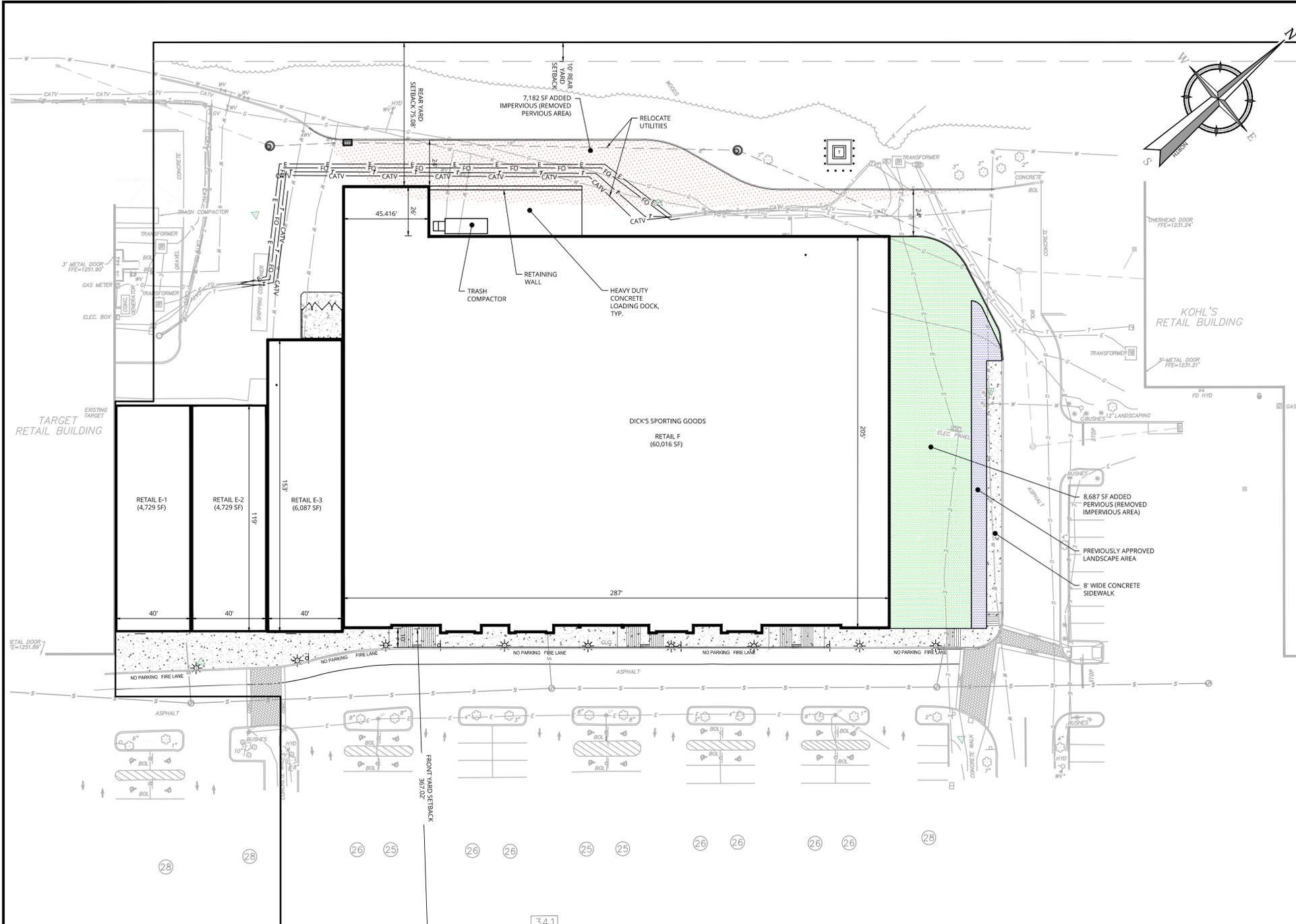
8. ADJOURN

Mr. Burnett ended the meeting at 5:00 PM.

*Reference Resolution 2022-008: Policy for Adding items to Published Agendas in Accordance with Act 65 of 2021.

Sketch Plan for Colonnade Retail Stores E & F





- ZONING DISTRICTS**
- A1 Rural District
 - CC General Commercial
 - CD Planned Commercial
 - CT Commercial Traditional
 - I Industrial
 - PAD Planned Airport District
 - PC Planned Community
 - R1 Rural Residence
 - R2 Low Density Residence
 - R3 Medium Density Residence
 - RM Manufactured Home Residence
 - MLH Mobile Home Park
 - UPD University Planned District
 - NR1 Natural Resources
 - NR2 Natural Resources & Recycling
 - ODD Office Buffer District
 - OD2 Office Buffer District 2
- OVERLAY DISTRICTS**
- I69 Interchange Overlay
 - MLO Mixed Use Overlay
- MUNICIPAL FEATURES / ROAD NETWORK**
- Municipal Boundary
 - Open Space
 - Parcels
 - Parks
 - Municipal Building
 - School
 - Bleisure
 - Interstate Highway
 - Interstate Ramp
 - State Route
 - Municipal Road
 - Alley
 - State Forest Road

- SITE LEGEND:**
- PROPERTY SETBACK LINE
 - PROPERTY LINE
 - CONCRETE SIDEWALK
 - PERVIOUS AREA TO BE REMOVED
 - IMPERVIOUS AREA TO BE LAWN
 - PREVIOUSLY APPROVED LANDSCAPE AREA
 - HEAVY-DUTY ASPHALT PAVEMENT SECTION
 - SIDEWALK LIGHT POLE
 - SINGLE SIGN POST
 - EXISTING CURB
 - PROPOSED CURB

SITE DATA CHART			
ZONING DISTRICT: C2 - PLANNED COMMERCIAL			
	EXISTING (S.F.)	PERMITTED* (S.F.)	PROPOSED (S.F.)
TOTAL PROPERTY AREA:	2,717,907	N/A	NO CHANGE
IMPERVIOUS AREA:	1,822,786 (67.07%)	1,902,535 MAX. (70%)	1,900,548 (69.94%)
PERVIOUS AREA:	895,121 (32.93%)	815,372 MIN. (30%)	816,354 (30.06%)

* PER PLAN ENTITLED "PROPOSED RETAIL STORES E, F, & G FOR ALLIED PROPERTIES, INC.", DATED 1/23/2020 LAST REVISED 4/6/2020.

NOTE:

- THIS PLAN WILL REQUIRE REVIEW AND APPROVAL BY THE TOWNSHIP SUPERVISORS AND RE-RECORDED PRIOR TO CONSTRUCTION.

ZONING TABLE			
ZONING DISTRICT: C2 - PLANNED COMMERCIAL			
	TOWNSHIP REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	3 AC	62.39 AC	62.39 AC
FRONT YARD SETBACK	25 FT	N/A	367.02 FT
REAR YARD SETBACK	10 FT	N/A	75.08 FT
BUILDING HEIGHT	50 FT	N/A	<50 FT
MAXIMUM LOT COVERAGE	30%	18%	21%
MAXIMUM IMPERVIOUS COVERAGE	70%	67.30%	69.89%
SIDEWALK	50,000 TO 99,000 SF = 10' MIN SIDEWALK	N/A	10 FT

PROJECT DATA

	OFF-STREET PARKING SECTION 350-49
1. APPLICANT:	ALLIED PROPERTIES, INC. 1665 STATE HILL ROAD WYOMISSING, PA 19610
2. EXISTING ZONING:	C2 - PLANNED COMMERCIAL
3. PROPOSED USE:	RETAIL
4. LOT AREA:	15.10± ACRES
5. NO CHANGE TO EXISTING COMMUNITY SPACE	

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REV	DATE	DESCRIPTION

ALLIED PROPERTIES, INC.

SKETCH PLAN

PROPOSED RETAIL STORES E & F
COLONNADE BLVD
PATTON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA



Colliers
Engineering & Design
LEHIGH VALLEY
1110 American Parkway,
Building 10, Suite F-200B
Allentown, PA 18109
Phone: 610.868.4201
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DRAWN BY:
AS SHOWN	JJW
DESIGNED BY:	REVIEWED BY:
JJW	DFW
DATE ISSUED:	PROJECT NUMBER:
12/12/25	25013464B
SHEET NAME:	

SKETCH PLAN

DRAWING NUMBER:
1 OF 1





**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

PHONE: 814/234-0271 -- FAX: 814/238-7790

EMAIL: zoning@twp.patton.pa.us -- WEB SITE: <http://twp.patton.pa.us>

TO: Board of Supervisors
Planning Commission

FROM: Nicole Harter
Zoning Officer

DATE: January 5, 2026

SUBJECT: Development Update

The following activities concerning development, inquiries, possible development, and the open space properties within Patton Township occurred in the past month:

1. Township Staff are currently reviewing the following plans:
 - Park Forest Middle School Land Development Plan
 - Survey & Subdivision of Lands Titled to Becky Koleno
2. Zoning and Sign Permits issued in December 2025, please see attached report.
3. Short-Term Rental Permit report for December is attached.

TOWNSHIP OF PATTON

100 Patton Plaza
State College, PA 16801
(814) 234-0271



Total Permits for 12/01/2025 to 12/31/2025

Permit Type	# of Permits	Total Declared Costs	Total Fees
Sign Permit	2	\$0.00	\$58.00
Zoning Permit	1	\$75,000.00	\$120.00
Total:	3	\$75,000.00	\$178.00

TOWNSHIP OF PATTON

100 Patton Plaza
State College, PA 16801
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Rental Permit Log - 12/01/2025 to 12/31/2025

License #	Location	Rental Type	Owner Occupation	Type of Property	Issue Date	Rental Status
PRP-2025-128	531 E HILLSIDE AVE	Short-Term	Non-Owner Occupied	Residential	12/17/2025	Proposed Rental

Total # of Rental Permits:

1