



**COLLEGE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING AGENDA  
Tuesday, April 7, 2026  
7:00 PM  
Hybrid Meeting (In-Person or via Zoom)**

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**General Meeting Information**

College Township offers both in-person and virtual meeting attendance for all public meetings. To attend in-person, meetings will be held at 1481 E. College Avenue, State College PA, 16801, 2nd floor meeting room. To attend virtually, please see the information below.

**To Attend the LIVE Meeting Via Zoom on Computer or Smart Phone:**

- [Click here to REGISTER for the meeting via Zoom](#). Once registered, you will receive a confirmation email containing information about joining the meeting.

**To Attend the LIVE Meeting Via Phone:**

- **Dial: 1 (646) 558-8656 ● Meeting ID: 837 5504 9921 ● Passcode: 502742**

\*[Click Here](#) for detailed instructions on how to participate via zoom.

**VIRTUAL PUBLIC COMMENTS:** Please use the raised hand feature to participate. The moderator will recognize those with their hands raised (either by name or phone number).

**WRITTEN PUBLIC COMMENTS:** For specific Planning Commission agenda items and for items not on the agenda, written public comments may be submitted in advance by emailing [smeyers@collegetownship.org](mailto:smeyers@collegetownship.org) by **noon the day of the meeting**.

College Township is committed to making meetings accessible to everyone. If you require accommodations or services to fully participate, please contact College Township at [admin@collegetownship.org](mailto:admin@collegetownship.org) or 814-231-3021.

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**CALL TO ORDER:**

**ZOOM MEETING PROTOCOL:**

**OPEN DISCUSSION (items NOT on the agenda):**

**CONSENT AGENDA:** CA-1 March 17, 2026 Meeting Minutes  
(Approval)

**PLANS:** P-1 Sketch Plan – Squirrel Drive Development – Wawa  
(Discussion)

**NEW BUSINESS:** None

**OLD BUSINESS:** OB-1 Dale Summit Area Hybrid/Form-Based Code  
(Discussion)

**REPORTS:** R-1 Council Meeting Report

**STAFF INFORMATIVES:** SI-1 Zoning Bulletin  
SI-2 April EZP Update

**OTHER MATTERS:**

**ANNOUNCEMENTS:** Next regular meeting will be **Tuesday, April 21, 2026** at 7:00pm

**ADJOURNMENT:**



**COLLEGE TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**March 17, 2026**  
**1481 E. College Avenue State College PA 16801**  
**Hybrid Meeting (In-Person or via Zoom)**

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<b>PRESENT:</b>	Ed Darrah, Chair Suleman Din, Vice Chair Peggy Ekdahl, Secretary Matthew Fenton Tad Rimmey
<b>EXCUSED:</b>	Ray Forziat
<b>STAFF PRESENT:</b>	Mike Bloom, Assistant Township Manager Don Franson, P.E., P.L.S., Township Engineer Mark Gabrovsek, Zoning Officer Keri Kenep, Community & Economic Development Director Sharon Meyers, Senior Support Specialist – Engineering/Planning
<b>GUESTS:</b>	Jenna Wargo, Principal Land Use Planner, CRPA Ellie Miller, Centre Region Planning Agency

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**CALL TO ORDER:** Mr. Darrah called the meeting to order at 7:00 p.m.

**ZOOM MEETING PROTOCOL:** Mr. Darrah verified that members of the public were in attendance via Zoom. Ms. Meyers reviewed the Zoom meeting protocol.

**OPEN DISCUSSION:** None presented.

**SPECIAL PRESENTATION:**

**SP-1 Centre Region Planning Agency – Future Land Use Map**

Ms. Jenna Wargo introduced herself and Ms. Ellie Miller from the Centre Regional Planning Agency. She explained that she is working with Township staff to schedule a public presentation and a joint meeting with College Township Council and Planning Commission to review the Future Land Use Map (FLUM) and Comprehensive Plan in greater detail. She encouraged the Planning Commission to review the trend reports in advance of that meeting.

Ms. Wargo provided an overview of the Regional Comprehensive Plan, describing it as a high-level, long-range planning tool intended to guide zoning decisions, but not to be confused with the Township Zoning Map. She highlighted several key reports for the Commission's review, including the REDCAP Report and reports on housing, demographics, and sustainability trends. She described the FLUM as a planning guide for the next ten to twenty years and reviewed its categories, noting that the updated version includes significantly more categories than the 2013 map.

Ms. Wargo outlined the next steps, including a joint meeting with Council and the Planning Commission to discuss Township Goals and Big Ideas. The Planning Commission and staff thanked Ms. Wargo and Ms. Miller for their presentation.



**CONSENT AGENDA:**

**CA-1 March 3, 2026 Planning Commission Meeting Minutes**

*Mr. Fenton moved to approve the March 3, 2026 meeting minutes as written.  
Mr. Din seconded the motion.  
Motion carried unanimously.*

**PLANS:** No Plans presented

**NEW BUSINESS:**

**NB-1 Data Centers – Ordinance Review**

Ms. Kenepf introduced the data centers ordinance and stated that College Township Council approved the draft ordinance at their regular meeting on February 19, 2026. She added that staff identified an issue in which data centers were inadvertently added as a conditional use in the Rural Residential zoning district, where they were previously not permitted. The intent had been to allow data centers by conditional use only in districts where they are currently permitted by right.

Ms. Kenepf explained that correcting the ordinance requires review by the Planning Commission, review and comment by the Centre Region Planning Agency, and holding a public hearing for residents to review and comment on the proposed changes.

The proposed amendments include:

- Amend Chapter 200 to remove Data Centers as a Permitted Use By Right in the Office Commercial, Commercial, and Industrial zoning districts
- Amend Chapter 200 and Chapter 87 to add Data Center as a Conditional Use in the Office Commercial, Commercial, and Industrial zoning districts
- Amend Chapter 87 to remove Data Centers as a Conditional Use in the Rural Residential zoning district
- Amend Chapter 87 to add conditions of approval for Data Centers that pertain to water and energy consumption

Mr. Rimmey shared his professional background in IT and electrical work and expressed interest in data center energy efficiency. He recommended including efficiency standards in the conditions being added to Chapter 87.

*Mr. Din made a motion to recommend College Township Council approve the proposed ordinance amendments as presented with the addition of efficiency efforts as discussed.  
Mr. Fenton seconded the motion.  
Motion carried unanimously.*

*Mr. Din excused himself from the meeting at 7:50pm*

**OLD BUSINESS:**

**OB-1 Dale Summit Area Hybrid/Form-Based Code**

Mr. Bloom introduced updates to the Dale Summit Area Use Chart, noting the proposed expansion of area permitting industrial uses. Mr. Darrah stated that prior concerns regarding residential uses in the use chart had been addressed and emphasized the importance of aligning with the Future Land Use Map. The Planning Commission and staff also discussed the distinction between conservation areas and parks.

*Mr. Darrah made a motion to recommend the approval of the use chart and definitions as presented.  
Mr. Fenton seconded the motion.  
Motion carried unanimously.*



Mr. Bloom then introduced the topic of Special Districts within the Hybrid/Form-Based Code.

- Special District 1 (Nittany Mall Area): Will provide more flexible regulations to allow building heights to exceed those outlined in the Mixed-Core district.
- Special District 2 (Shiloh Road Corridor Area): Will consider uses and lot sizes that don't fit the regulations set forth in the Mixed-Neighborhood or Mixed-Core districts.
- Special District 3 (Former Corning Plant Area): Will provide a targeted area for clustered light and heavy industrial uses.

Mr. Darrah asked how far the special district 2 will extend from Shiloh Road. Mr. Bloom responded that final boundaries will be determined through the regulating plan and acknowledged the concern. Ms. Ekdahl commented that limiting the number of special districts to three helps avoid confusion. The Commission also discussed potentially expanding Special District 3 to include portions of the Rockview property.

Mr. Fenton recalled a resident concern regarding new zoning near the former Corning site. Mr. Bloom acknowledged the concern and stated that staff will follow up with the resident. Mr. Bloom noted that the next steps will include reviewing regulatory elements such as building heights and lot widths for each special district.

#### **REPORTS:**

##### **R-1 Council Report**

Mr. Fenton reported that three Council members attended the meeting. He noted that Council reviewed the same amendments to Chapter 87 and 200 discussed earlier. He also shared that a lighting expert provided insight into public health and lighting concerns.

#### **STAFF INFORMATIVES:**

##### **SI-1 EZP Update**

No further discussion.

**OTHER MATTERS:** No *Other Matters* presented.

#### **ANNOUNCEMENTS:**

Mr. Darrah announced the next regular PC meeting will be held on Tuesday, April 7, 2026 at 7:00 p.m.

#### **ADJOURNMENT:**

*Mr. Fenton moved to adjourn March 17, 2026 PC meeting.*

*Mr. Rimmey seconded the motion.*

*Motion carried unanimously.*

Meeting adjourned at 8:11 p.m.

*\*\* Draft \*\**

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Sharon E. Meyers  
Senior Support Specialist – Engineering/Planning

## Squirrel Drive Development

Concept Plan

March 30, 2026

RECEIVED

MAR 30 2026

College Township  
ENGINEERING DEPARTMENT

The Welteroth Property Group on behalf of 1275 East Pennsylvania Ave 1 LP is proposing to redevelop Tax Parcel 19-13-48, which is the vacant commercial corner of Squirrel Drive and East College Ave. The Project will include the construction of a 6,557 sf Wawa Convenience Store with eight fuel pumps. The project will be accessed via an entrance on to Squirrel Drive and East College Ave. The access on to East College Ave. will provide full access to the site with the exception of a left turn exiting the site.

The East College Ave entrance will also provide access to a future retail development which is shown on the plan. The concept development may include a two story 7,200 sf multi-tenant retail building and 3,600 sf restaurant with a drive through restaurant. The restaurant will be located on the second level of the development.

The redevelopment project is designed to meet the Gateway Commercial Zoning Requirements. Retaining Walls will be used to meet the grade requirements of the project. Sidewalks will be constructed to provide pedestrian access to East College Ave. and Squirrel Drive.

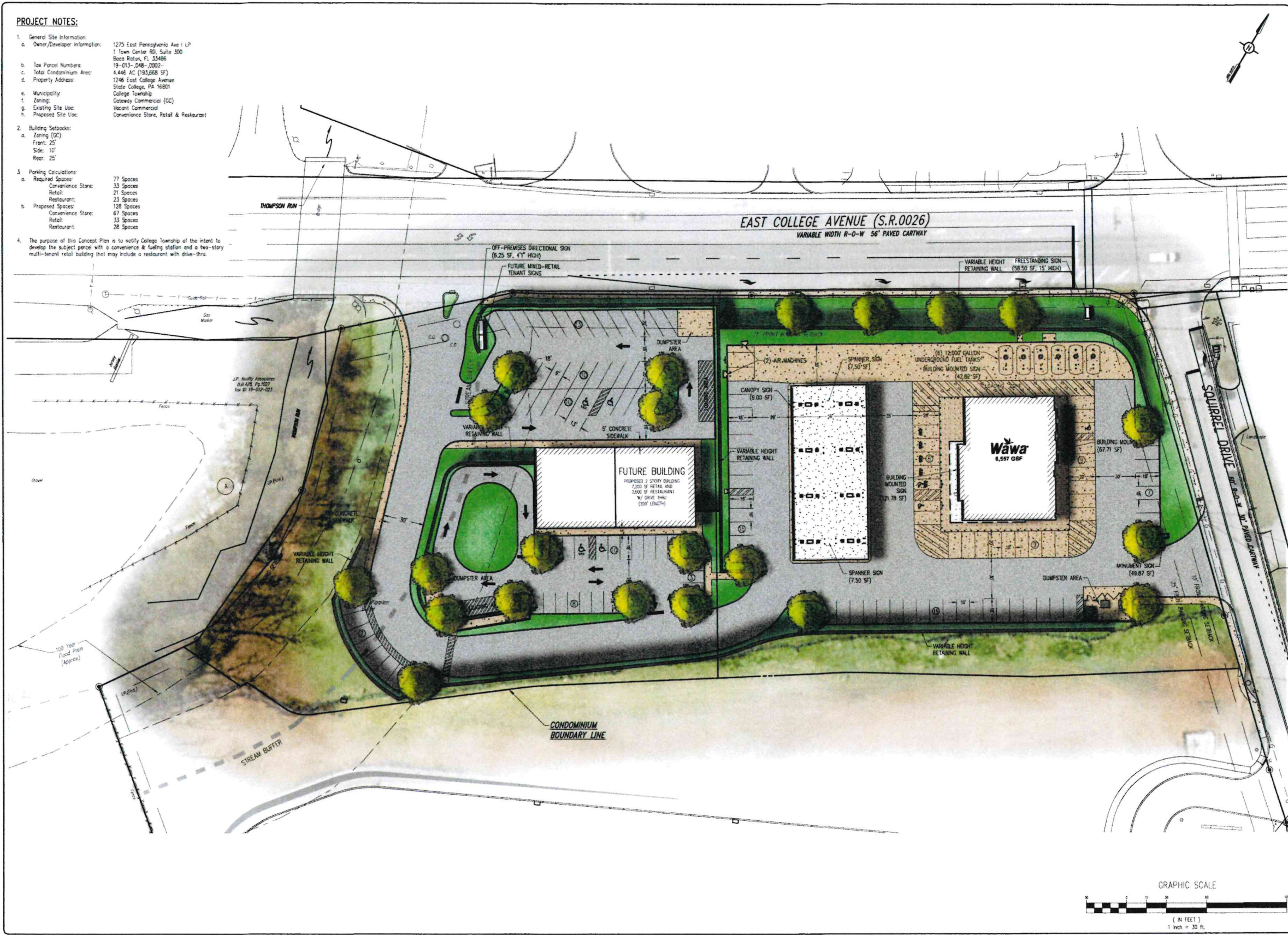
A traffic impact study has been prepared for the project. A right turn lane on East College Ave. and traffic signal alteration was constructed as part of the Aspen Housing project. Squirrel Drive will be widened to include a right turn lane on to East College Avenue as part of this project. The widening will be constructed within the Township right of way.

Stormwater will be managed via underground stormwater facilities. A riparian buffer along Thompson Run was included in the prior Aspen project and will not be impacted by this project.

Both phases of the project will be submitted as a Preliminary Land Development Plan. A final Land Development Plan will be submitted for the Wawa development immediately after the Preliminary Plan is approved. The retail development plan will be submitted upon tenant commitments for the project. The Preliminary Plan will be submitted this Summer with construction anticipated to begin in 2027.

**PROJECT NOTES:**

1. General Site Information:
  - a. Owner/Developer Information: 1275 East Pennsylvania Ave I LP  
1 Town Center RD, Suite 300  
Boca Raton, FL 33486
  - b. Tax Parcel Numbers: 19-013-048-0002-  
4448 AC (183,668 SF)
  - c. Total Condominium Area: 1246 East College Avenue  
State College, PA 16801
  - d. Municipality: College Township
  - e. Zoning: Gateway Commercial (GC)
  - f. Existing Site Use: Vacant Commercial
  - g. Proposed Site Use: Convenience Store, Retail & Restaurant
2. Building Setbacks:
  - a. Zoning (GC):  
Front: 25'  
Side: 10'  
Rear: 25'
3. Parking Calculations:
  - a. Required Spaces: 77 Spaces
  - Convenience Store: 33 Spaces
  - Retail: 21 Spaces
  - Restaurant: 23 Spaces
  - b. Proposed Spaces: 128 Spaces
  - Convenience Store: 67 Spaces
  - Retail: 33 Spaces
  - Restaurant: 28 Spaces
4. The purpose of this Concept Plan is to notify College Township of the intent to develop the subject parcel with a convenience & fuel station and a two-story multi-tenant retail building that may include a restaurant with drive-thru.



**PennTerra ENGINEERING INC.**  
 3075 ENTERPRISE DRIVE  
 SUITE 100  
 STATE COLLEGE, PA 16801  
 PH: 814-231-8285  
 WWW.PENNTERRA.COM

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**CONCEPT PLAN  
 03/30/2026**

Designer(s)	GH
Environmental	
Proj. Manager	JCS
Surveyor	XXX
Perimeter Ct.	
Book	XXX Pg. XXX
File	17306.03
Legend	CONCEPT PLAN

Date	Description
	REVISION

**SQUIRREL DRIVE  
 RETAIL  
 DEVELOPMENT**  
 COLLEGE TOWNSHIP  
 CENTRE COUNTY  
 PENNSYLVANIA

**CONCEPT PLAN**

**RECEIVED**  
 MAR 30 2026  
 College Township  
 PLANNING DEPARTMENT

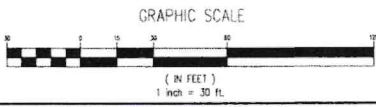
**CONCEPT PLAN**

PROJECT NO:  
**17306.03**

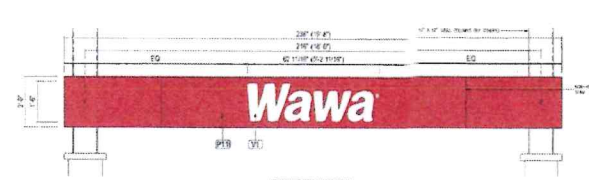
DATE:  
**MARCH 30, 2026**

SCALE: 1" = 30'  
 SHEET NO: **1**

**CONCEPT PLAN 03/30/2026**



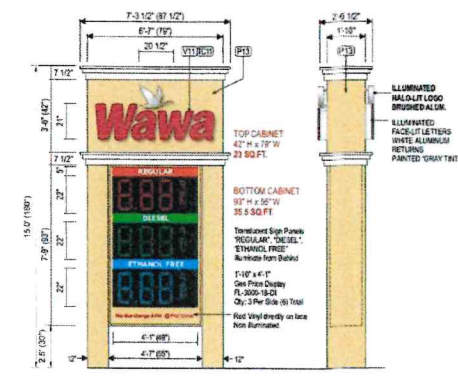
© Metropia 2024 P17306.03 Design/Rendered: jshah/17306.03 3/30/2026 3:50:44 PM, 1:1



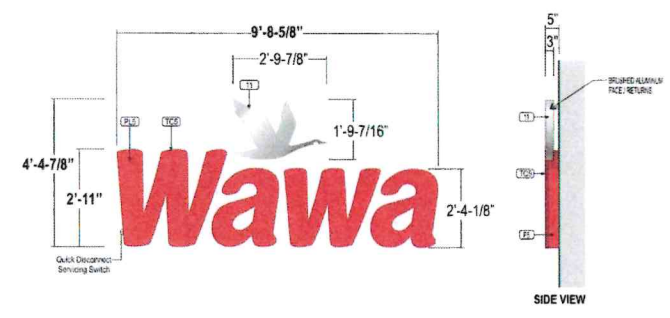
TOTAL AREA  
784.5 S.F.  
**PROPOSED NON-ILLUMINATED GAS PUMP SPANNER  
(STACKED PUMPS)**



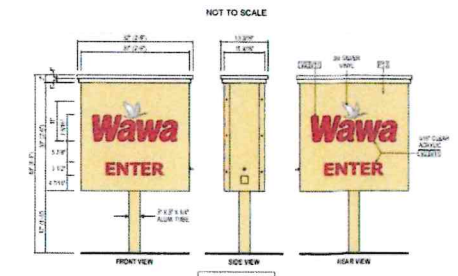
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960.5 S.F.  
**PROPOSED LED ILLUMINATED WALL CANOPY SIGN**



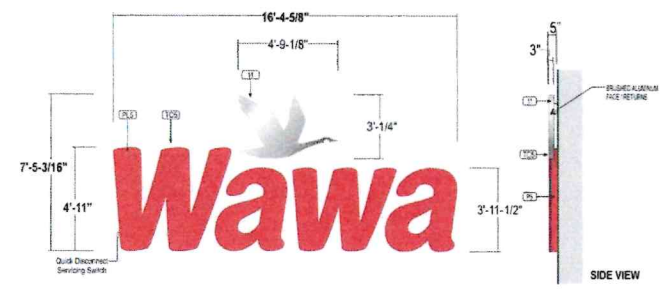
TOTAL AREA  
88.5 S.F.  
**(P-50)-3 PRODUCT-18" PROPOSED DOUBLE FACED  
INTERNALLY ILLUMINATED WAWA FREESTANDING  
PYLON SIGN W/L.E.D. PRICE CHANGER**



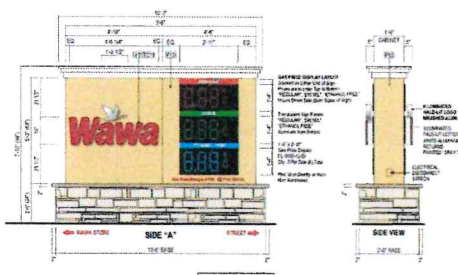
TOTAL AREA  
42.80 S.F.  
**PROPOSED 35" INDIVIDUAL ILLUMINATED  
CHANNEL LETTERS & LOGO**



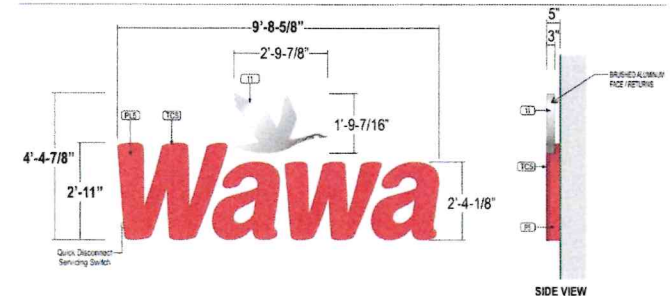
TOTAL AREA  
6.25 S.F.  
**PROPOSED 30" "FLORIDA STYLE" DIF  
VEHICULAR DIRECTIONAL**



TOTAL AREA  
121.78 S.F.  
**PROPOSED 59" INDIVIDUAL ILLUMINATED  
CHANNEL LETTERS & LOGO**



TOTAL AREA  
49.87 S.F.  
**(M-50)-3 PRODUCT-12" (OPTION 2B)  
PROPOSED DOUBLE FACED INTERNALLY  
ILLUMINATED WAWA MONUMENT SIGN W/L.E.D.  
PRICE CHANGER**



TOTAL AREA  
42.80 S.F.  
**PROPOSED 35" INDIVIDUAL ILLUMINATED  
CHANNEL LETTERS & LOGO**

**PennTerra  
ENGINEERING INC.**  
3075 ENTERPRISE DRIVE  
SUITE 100  
STATE COLLEGE, PA 16801  
PH: 814-231-8285  
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CONCEPT PLAN  
03/30/2026

Designer(s)	JLH
Environment	
Proj. Manager	JCS
Surveyor	XXX
Perimeter Ck.	
Book	XXX Pg. XXX
File	17306.03
Layout	SIGN DETAILS

Date	Description

**SQUIRREL DRIVE  
RETAIL  
DEVELOPMENT**  
COLLEGE TOWNSHIP  
CENTRE COUNTY  
PENNSYLVANIA

CONCEPT PLAN

WAWA SIGN  
DETAILS

PROJECT NO.	17306.03
DATE	MARCH 30, 2026
SCALE	N.T.S.
SHEET NO.	2

CONCEPT PLAN 03/30/2026

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# COLLEGE TOWNSHIP

## MEMORANDUM

**To:** College Township Planning Commission

**From:** Lindsay K. Schoch, AICP | Principal Planner

**Thru:** Keri Kenepp, Economic Development Director

**Date:** April 2, 2026 (for discussion at the April 7 Planning Commission Meeting)

**Re:** Form Standards – Special Districts

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### Introduction:

As part of the ongoing development of the Draft Hybrid/Form-Based Code (FBC) for the Dale Summit Area, staff has prepared draft form standards for the three proposed Special Districts, as well as an initial draft Regulating Plan.

The Special Districts are intended to address areas with unique development patterns, patterns that are different than what would typically fit within the other districts within Dale Summit (Mixed Neighborhood and Mixed Core). These standards are designed to be flexible, but still consistent with the overall Vision of the Dale Summit Area.

The purpose of this Memo is to present the draft form standards for the Special Districts and obtain feedback on the standards and the draft Regulating Plan, including the boundaries.

### Special District Intent:

- **Special District 1 – Nittany Mall**
  - Focus on large-scale redevelopment and potential transformation of an existing commercial site into a more mixed-use area.
- **Special District 2 – Shiloh Road**
  - Intended to accommodate larger commercial or employment uses, while still considering site design.
- **Special District 3 – Corning Industrial Area**
  - Supports light and heavy industrial uses by considering site design and long-term adaptability.

**Draft Form Standards Summary (Based on Form, not specific Uses) – Table Attached**

### Lot Width:

- Minimum: 20' (Mixed Core consistency)
- Maximums vary by district to reflect the parcel size.

- Nittany Mall: 300'
- Shiloh Road: 700'
- Corning Industrial: 800'

#### **Lot Coverage (Maximum)**

- Nittany Mall: 90%
- Shiloh Road: 90%
- Corning Industrial: 75%

#### **Setbacks – Principal Structures**

- Front: 4' minimum
- Side: 0' or 5'
- Rear: 6' typical (Mixed Core consistency)
- 50' when abutting residential (transition area)

#### **Building Height (Maximum)**

- Nittany Mall: 10 stories
- Shiloh Road: 6 stories
- Corning Industrial: 6 stories

#### **Considerations for Discussion:**

- Do the proposed standards reflect the intended scale and character of each Special District?
- Is the height allowance appropriate given community context?
- Are the setbacks aimed at supporting a walkable area?
- Is the 50' rear setback when abutting residential appropriate?
- Are there additional tools the PC would like to consider?

#### **Regulating Plan – Draft & Boundaries - Attached**

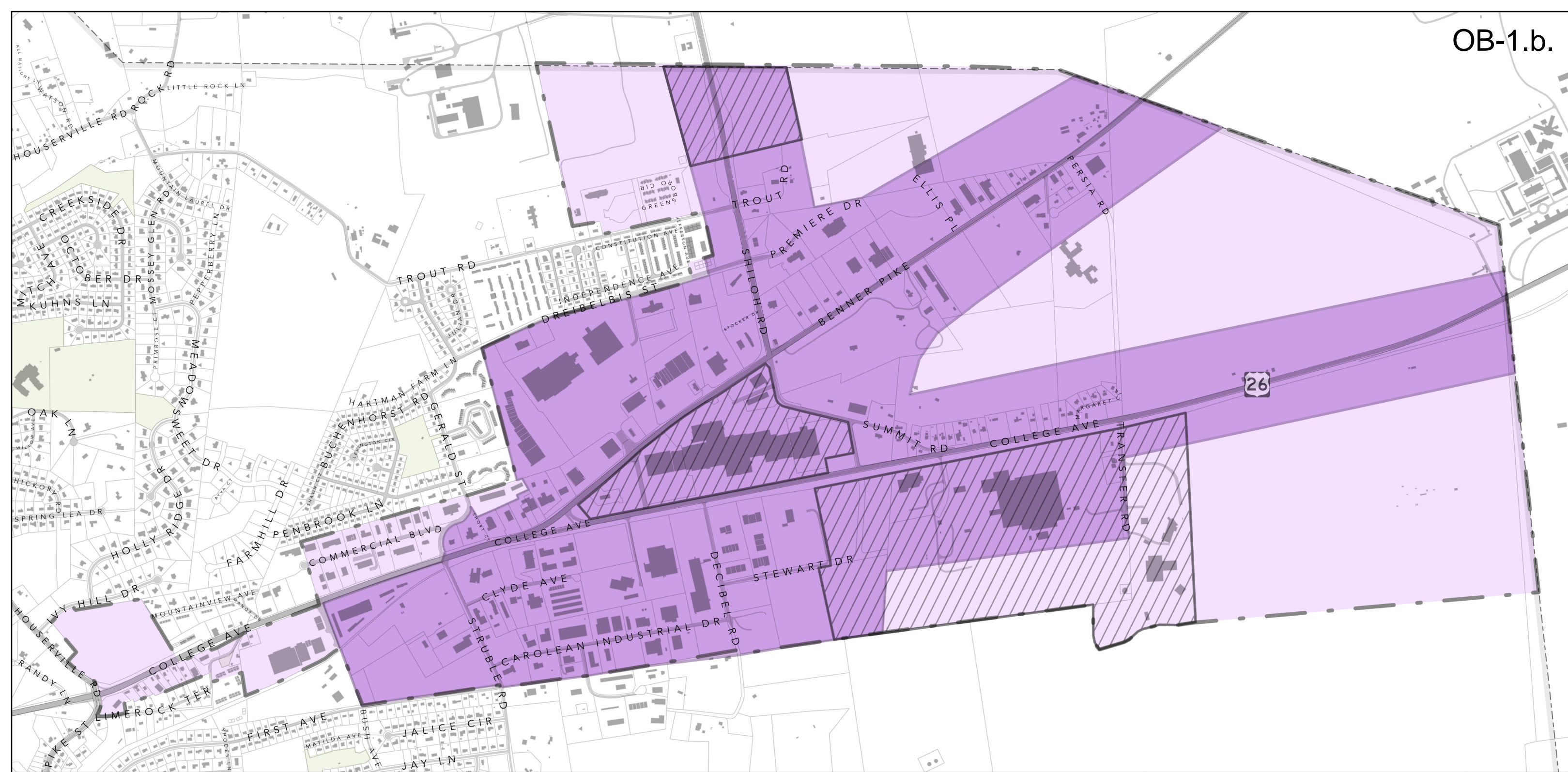
In addition to the form standards, staff has prepared a Draft Regulating Plan that establishes:

- Locations of the Special Districts
- Boundaries of Mixed Neighborhood and Mixed Core districts

#### **Requested Recommendations:**

- Provide feedback on the draft form standards summary for the Special Districts
- Provide input on the Regulating Plan, including district boundaries
- Identify any revisions or additional considerations prior to moving forward.

Lot Standards	Zone					
	Special District 1 – Nittany Mall		Special District 2 – Shiloh Road		Special District 3 – Corning Industrial	
Lot Width	20' min (MC)	300' max	20' min (MC)	700' max	20' min (MC)	800' max
Lot Coverage (max)	90%		90%		75%	
<b>Setbacks</b>						
Front (ft.)	4' min		4' min		4' min	
Side (ft.)	0' or 5' (MC)		0' or 5' (MC)		0' or 5' (MC)	
Rear (ft.)	6' (MC) (50' if abutting residential)		6' (MC) (50' if abutting residential)		6' (MC) (50' if abutting residential)	
<b>Setbacks – Accessory Building / Structure</b>						
Front (ft.)	Not permitted		Not Permitted		Not Permitted	
Side (ft.)	0' or 5' (MC)		0' or 5' (MC)		0' or 5' (MC)	
Rear (ft.)	3' (MC)		3' (MC)		3' (MC)	
<b>Building Height (stories max.)</b>						
All Structures	10		6		6	



Dale Summit Area  
Hybrid/Form - Based Code  
**DRAFT**  
Regulating Map

-  Neighborhood Mixed-Use
-  Mixed Core
-  Special Districts



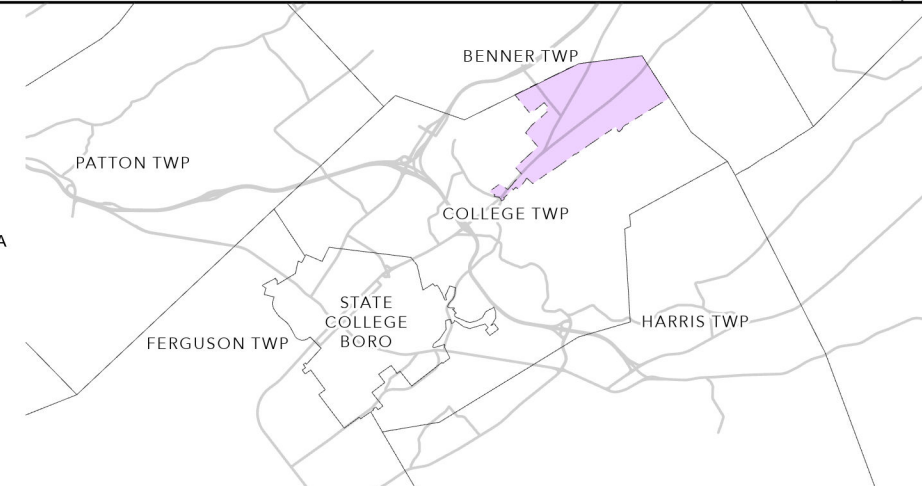
Data Source:  
PEMA, Centre County GIS, College Township Engineering, CTWA, CROCOG, PASDA

Projection:

Name: NAD 1983 StatePlane Pennsylvania North FIPS 3701 Feet

Date:

April 3rd, 2026



# Zoning Bulletin

## in this issue:

Subdivisions	1
Qualified Immunity	2
Cannabis	3
Taking	4
Conditional Use Permits	4
Plats	5
Special Exception	6
Around The Nation	7

Received

MAR 18 2026

College Township  
Zoning

## Subdivisions

### When property subdivision stalls, trustee files suit against county

Citation: *Honchariw, Trustee, Honchariw Family Trust v. County of Stanislaus*, 2025 WL 3527318 (9th Cir. 2025)

*The Ninth U.S. Circuit has jurisdiction over Alaska, Arizona, California, Guam, Hawaii, Idaho, Montana, Nevada, Oregon, and Washington.*

Trustee Nicholas Honchariw appealed a lower court’s decision to grant the County of Stanislaus (California) judgment without a trial in a land-use dispute case.

The case arose after Honchariw tried to finalize a property subdivision that the county alleged failed to comply with plans it had previously approved.

#### **DECISION: Affirmed.**

The lower court didn’t err in granting the county judgment.

Honchariw argued “that the county’s interpretation of the conditions of approval on his vesting tentative subdivision map, and the resulting delays in finalizing the subdivision of his property, amounted to an uncompensated taking,” the Ninth U.S. Circuit Court of Appeals explained. “Where the government ‘physically acquires private property for a public use,’ a ‘per se’ taking has occurred,” the court added.

But if the government “‘impose[d] regulations that restrict[ed] an owner’s ability to use his own property, courts ‘appl[ied] the flexible test developed in’ [Supreme Court precedent] *Penn Central Transportation Co. v. City of New York.*”

According to Honchariw, the relevant property interest was his “statutory vested rights” in his tentative map. He asserted that the county’s actions delaying the finalization of his subdivision plans interfered with those rights and resulted in a per se taking. “However, a court may not extract one ‘strand’ out of a ‘bundle’ of property rights and analyze it separately,” the court noted.

“Under *Penn Central*, three factors determine[d] whether government action constitute[d] a regulatory taking: (1) ‘[t]he economic impact of the regulation on the claimant,’ (2) ‘the extent to which the regulation ha[d] interfered with distinct investment-backed expectations,’ and (3) ‘the character of the governmental action.’ ”

**Regulation’s economic impact on Honchariw**—Here, the evidence showed that the value of Honchariw’s property after the alleged taking was comparable to its original value, which wasn’t sufficient for a taking.

**Regulation’s interference with “distinct investment-backed expectations”**—There wasn’t sufficient interference with Honchariw’s investment-backed expectations, the court wrote. “The kind of delays he encountered [we]re ‘a normal part of

the development process.’ ” It was Honchariw’s “expectation” not an “assurance” that he would be able to subdivide the property when he acquired it, the court added.

Character of the county’s action—This also weighed against a finding that a taking had occurred. “Requiring fire safety equipment generally does not ‘amount to a physical invasion,’ ” the court explained. Here, the record didn’t show that the county “ ‘single[d] out’ Honchariw ‘from similarly situated landowners.’ . . . And even if this factor weighed in Honchariw’s favor, it [wa]s not a sufficient basis on its own for finding a taking.”

**A CLOSER LOOK**

Honchariw also argued that the county’s interpretations of the conditions of approval violated substantive due process. “To state a substantive due process claim, the plaintiff must show as a threshold matter that a state actor deprived it of a constitutionally protected life, liberty or property interest.”

Regarding permitting, “ ‘only egregious official conduct c[ould] be said to be arbitrary,’ and the conduct ‘[had to] amount to an abuse of power lacking any reasonable justification in the service of a legitimate governmental objective.’ ”

Here, the record didn’t reveal any abuse of power sufficient to support a substantive due process claim. “Although

the parties disagreed in state court as to the meaning of the conditions of approval, the [c]ounty’s interpretation was reasonable,” the Ninth Circuit concluded. The bottom line: Honchariw didn’t dispute that the county had a legitimate interest in fire safety. Instead, he contended that it had acted without authority to impose additional conditions before approving his final map. “This argument is undercut by his concession that the official in charge of reviewing the tentative map for compliance with the conditions acted in good faith,” the court ruled.

*Practically Speaking:*

*While Honchariw’s plans got delayed and he likely became aggravated over the development process, he didn’t meet the “ ‘heavy burden’ of demonstrating that the [c]ounty’s actions violated his substantive due process rights.”*

*The case cited is Penn Cent. Transp. Co. v. City of New York, 438 U.S. 104, 98 S. Ct. 2646, 57 L. Ed. 2d 631, 11 Env’t. Rep. Cas. (BNA) 1801, 8 Env’t. L. Rep. 20528 (1978).*

**Qualified Immunity**

**Property developer claims mayor unduly influenced zoning officials so they would block psychiatric hospital project build**

Citation: *Bethlehem Manor Village, LLC v. City of Bethlehem*, 2025 WL 3562730 (3d Cir. 2025)

*The Third U.S. Circuit has jurisdiction over Delaware, New Jersey, Pennsylvania, and the Virgin Islands.*

Property developer Bethlehem Manor Village (BMV) claimed that public officials in Bethlehem, Pennsylvania conspired to block the construction of a new psychiatric hospital. It filed suit alleging violations of section 1983 of the U.S. Code against the mayor, the city council, and the city.

The court granted in part the mayor’s request to dismiss the case but denied the mayor’s claim for qualified immunity on a constitutional claim. The court reasoned that 1) property rights had been “sufficiently established” in the Third U.S. Circuit, where the court sat and 2) a reasonable person in the mayor’s position would have known that arbitrary (and potentially discriminatory) deprivation of property rights constituted a constitutional violation.

An appeal followed.

**DECISION: Reversed.**

There wasn’t any case law that “clearly established” that the mayor’s alleged conduct had been unlawful.

While the text of section 1983 didn’t provide “ ‘any immunities from suit,’ . . . a government official [could] avoid section 1983 liability by asserting the affirmative defense of qualified immunity.” This type of immunity applied to the lawsuit overall—in other words it wasn’t “a mere defense to liability.”

An official was entitled to qualified immunity unless they

Contributors

Laura Scott, Esq.

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610 Opperman Drive  
 P.O. Box 64526  
 St. Paul, MN 55164-0526  
 1-800-229-2084  
 email: [west.customerservice@thomsonreuters.com](mailto:west.customerservice@thomsonreuters.com)  
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violated a federal statutory or constitutional right and the unlawfulness of their conduct had been “clearly established at the time.”

“Here, the District Court concluded that BMV’s allegations, if proven, would show that the Mayor engaged in ‘arbitrary or irrational decisions’ depriving BMV of its ‘clearly established’ due process right ‘to use or enjoyment of property.’ . . . But this ‘broad general proposition’ is divorced from ‘the specific context of the case’ and thus too abstract to give a reasonable official in the Mayor’s position proper guidance as to whether his conduct violated BMV’s due process rights,” the Third Circuit wrote.

“Instead, we must analyze ‘whether the violative nature of [the Mayor’s] *particular* conduct [wa]s clearly established’ by existing precedent,” the court wrote.

This required examining *BMV’s* specific allegations that the Mayor:

- 1) “called a ‘highly irregular’ meeting where he ‘directly instructed’ [c]ity officials to ‘take all steps necessary to prevent the psychiatric hospital from opening’ because he did ‘not want those people [i.e., psychiatric patients in the city]’ ”;
- 2) “influenced zoning officials who ‘would have granted [relevant permits] but for [his] direction’ ”; and
- 3) “prompted revision to local ordinances to prevent construction of the psychiatric hospital.”

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*An official was entitled to qualified immunity unless they violated a federal statutory or constitutional right and the unlawfulness of their conduct had been “clearly established at the time.”*

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The bottom line: “Neither the District Court nor BMV identified any prior decisions from this Circuit finding a due process violation based on similar facts.” “The misconduct alleged here in this ‘normal zoning dispute’ does not involve ‘the most egregious official conduct’ of ‘corruption or self-dealing,’ a ‘virtual ‘taking,’ or attempts ‘to hamper development in order to interfere with otherwise constitutionally protected activity at the project site, or because of some bias against an ethnic group,’” the Third Circuit reasoned.

#### CASE NOTE

The court stressed that its decisions didn’t “‘clearly establish’ that the [m]ayor’s particular alleged conduct violated BMV’s due process rights to develop a psychiatric hospital on its property free from arbitrary zoning decisions that ‘shock[ed] the conscience.’ ” As a result, it reversed the lower court’s denial of the mayor’s request for dismissal based on qualified immunity and sent the case back for further proceedings on a substantive due process claim against the mayor.

## Cannabis

### Would-be retail operator claims law restricting licenses to state residents violated their rights

Citation: *Jensen v. Rhode Island Cannabis Control Commission*, 160 F.4th 18 (1st Cir. 2025)

*The First U.S. Circuit has jurisdiction over Massachusetts, Maine, New Hampshire, Puerto Rico, and Rhode Island.*

Justyna Jensen, a cannabis entrepreneur and citizen of California, wanted to apply for a Rhode Island retail dispensary cannabis license. She filed suit against the Rhode Island Cannabis Control Commission (RICCC) and its director to challenge business license applicant provisions of the Rhode Island Cannabis Act (RICA), which required applicants to be Rhode Island residents or Rhode Island majority-owned business entities. Additionally, Jensen took issue with other qualifying criteria for becoming a “social equity applicant” eligible for a subset of licenses.

The lower court granted the RICCC’s request for dismissal, finding the claims weren’t ripe for adjudication. Jensen appealed.

#### **DECISION: Reversed; case sent back for further proceedings.**

Jensen’s claims were ripe, and she had standing to sue the RICCC.

**Ripeness**—Jensen didn’t need to wait for the RICCC to finalize regulations or launch a window for applying for a license to challenge the law that was “fixed” and placed her at a tangible disadvantage.

The court discussed two things: 1) fitness for review; and the 2) the hardship placed on Jensen. Specifically, the court noted that the social equity and residential requirements were included in the RICA, and the RICCC didn’t have authority to waive or alter those statutory requirements. Also, Jensen’s potential harm was imminent since she would have to go through a “doomed” application process to fuel her claim that the application denial would subject her to unnecessary and substantial hardship.

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*The social equity and residential requirements were included in the RICA, and the RICCC didn’t have authority to waive or alter those statutory requirements.*

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**Standing**—The court found that Jensen was “‘able and ready’ to apply for a Rhode Island retail cannabis license. Jensen [wa]s a cannabis entrepreneur who ha[d] applied for retail cannabis licenses in multiple other jurisdictions, including in partnership with other applicants.” She sought to apply for a license in Rhode Island, but the statute on its face allegedly made her ineligible to receive a license.

## A CLOSER LOOK

Under the RICA, a retail cannabis license applicant had to supply evidence of final zoning approval from their municipality, e.g., a special use permit or zoning certificate. Since Jensen hadn't secured any local zoning approval, RICCC argued her claim wasn't ripe for the court to review. In other words, the harm she alleged would have occurred hadn't yet happened, so it reasoned she, therefore, couldn't file what amounted to a speculative claim. But the First Circuit ruled that the process of trying to secure a zoning permit would have been futile since she would have been disqualified under the RICA's residency-based provision.

## Taking

### City tows food truck away and issues zero-occupancy notice, resulting in closure of bar and apartments above

Citation: *T&W Holding Company, L.L.C. v. City of Kemah, Texas*, 160 F.4th 622 (5th Cir. 2025)

*The Fifth U.S. Circuit has jurisdiction over Louisiana, Mississippi, and Texas.*

T&W Holding Company LLC (T&W) owned a parcel and four-story building in Kemah, Texas where it operated a bar and parked a food truck. It filed suit against the City of Kemah, claiming that the city's towing of its food truck and the issuance of a zero-occupancy notice for its building amounted to an unlawful taking and violated its due process and equal protection rights under the Constitution.

The lower court rejected T&W's request for declaratory judgment and granted the city's request to dismiss the lawsuit. T&W appealed.

#### **DECISION: Reversed in part.**

The issuance of the zero-occupancy notice was sufficient to be a "final decision" for purposes of T&W's section 1983 claims, so its takings, due process, and equal protection claims were ripe.

## MORE ON THE FACTS

After a winter storm caused plumbing damage to the property in 2021, T&W applied for a residential short-term rental (STR) permit to continue using the upper floors as they had since 2004. In response, the city's fire marshal inspected and found many safety hazards to life. Thus, he issued a zero-occupancy notice, which immediately barred entry except for by the owner and repair contractors. As a result, the bar and residential units were indefinitely shut down.

Around this time, the city informed T&W that the food truck couldn't stay parked on the property for more than 24 hours. It issued a red-tag notice and stop-work order after concluding that the truck hadn't been permitted and was parked in a public right-of-way.

Then, the city towed the food truck away. T&W challenged the towing in state court. That court found probable cause for towing the vehicle.

## BACK TO THE APPEALS COURT'S RULING

The Fifth U.S. Circuit Court of Appeals ruled that the building-related claims were ripe for review. Since the city issued a notice that immediately barred all use of the property, T&W had satisfied a "finality" requirement necessary for asserting a valid due process or takings claim.

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*Since the city issued a notice that immediately barred all use of the property, T&W had satisfied a "finality" requirement necessary for asserting a valid due process or takings claim.*

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The court rejected the city's argument that the case wasn't ripe because T&W hadn't appealed the fire marshal's notice or sought a variance. It noted that while finality was required (and T&W demonstrated that this had been satisfied), an exhaustion of the remedies wasn't generally necessary to assert a section 1983 claim.

## CASE NOTE

Because the state court had dismissed T&W's claim that the food truck had been unlawfully towed, the appeals court ruled that "res judicata" applied, which meant that claim couldn't be re-litigated due to the state court's probable cause hearings-based findings.

### *The bottom line:*

*"The fact that the [c]ity may offer alternative routes for property owners to challenge zero-occupancy notices at the local level does not alter our analysis. Because a locality cannot impose an exhaustion requirement on a [section 1983] claim, [T&W's] alleged disregard of the [c]ity's appeal procedures is not fatal, and the district court erred in holding otherwise . . . . The zero-occupancy notice deprived [T&W] of [its] property rights," and this was sufficient to "ripen" the section 1983 takings claim.*

## Conditional Use Permits

### Inn files procedural due process claim after CUP amended as part of city's 'Rebuild Beach' initiative

Citation: *Ahir v. City of Anaheim*, 2025 WL 3515784 (9th Cir. 2025)

*The Ninth U.S. Circuit has jurisdiction over Alaska, Arizona, California, Guam, Hawaii, Idaho, Montana, Nevada, Oregon, and Washington.*

Pravin Ahir and Neomi Hospitality Inc. (the plaintiffs) appealed a lower court's decision to grant the City of Anaheim, California judgment without a trial on its procedural due process claim. The plaintiffs appealed.

**DECISION: Affirmed.**

The lower court didn't err in granting judgment on the plaintiffs' procedural due process claims.

**A CLOSER LOOK**

The plaintiffs owned and operated the Travel Inn Motel (Travel Inn) in Anaheim. In 2021, the city launched "Rebuild Beach" to improve the quality-of-life surrounding West Anaheim neighborhoods.

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*Travel Inn had been poorly maintained and criminal activity had occurred there, so the city flagged it as a priority site to focus on as part of its "Rebuild Beach" initiative.*

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Travel Inn had been poorly maintained and criminal activity had occurred there, so the city flagged it as a priority site to focus on as part of its "Rebuild Beach" initiative. And following some hearings, the city amended Travel Inn's conditional use permit (CUP), adding conditions of approval "to protect the public peace, health, safety, or general welfare."

That's when the plaintiffs filed suit, arguing that they had been deprived of a fair hearing in violation of procedural due process because the city hadn't disclosed that, at the time of their CUP hearing, the mayor was under FBI investigation for possible corruption involving the sale of Angel Stadium.

**THE NINTH CIRCUIT'S REASONING**

The lower court had acted properly in granting judgment on the plaintiffs' procedural due process claims, the Ninth Circuit ruled. Namely:

- The plaintiffs hadn't presented any evidence or argument to support the theory that the city's alleged constitutional violation was pursuant to a policy, practice, or custom, which was required to bring suit under section 1983 against a local government; and
- they didn't present any evidence connecting the mayor's corruption investigation to Travel Inn's CUP proceeding or otherwise show that the mayor had any interest in the outcome of the proceeding to support a claim of unconstitutional bias.

**Plats****City rejects application of condo village for final plat to build travel trailer park**

Citation: *City of Pasadena v. Carousel Village Condo's, Inc.*, 2025 WL 3635891 (Tex. App. Houston 1st Dist. 2025)

The City of Pasadena, Texas rejected the application of Carousel Village Condo's Inc. (Carousel Village) for a final plat and permit to build a travel trailer park.

And before Carousel Village could open its travel trailer park, it needed to have an approved site plan and obtain a certificate of occupancy.

Following the city's denial of the preliminary site plans, Carousel Village applied for a final plat and permit. When the City rejected the application, it sought a "writ of mandamus" to compel the city and its officials to approve the application. Carousel Village also sought declaratory judgment and injunctive relief to prevent the city from applying the requirements of Pasadena Municipal Code Chapter 21 to its proposed travel trailer park.

The city challenged the court's ability to hear the case (through a plea to jurisdiction) and also asked for judgment without a trial, which the lower court denied. On appeal, the city argued that Carousel Village's claims weren't ripe and were barred by the city's governmental immunity.

**DECISION: Reversed; case sent back for dismissal.**

Governmental immunity barred Carousel Village's claims, so the lower court's decision was reversed as to the denial of plea to jurisdiction.

**A CLOSER LOOK**

Pasadena's ordinance required travel trailers to be "parked for use or occupancy" only in "a duly authorized manufactured home park." Also, authorized manufactured home parks had satisfy certain minimum requirements. And a park had to be at least five acres and have no more than eight lots per gross acre.

Each lot had to be at least 5,000 square feet with a minimum setback of 50 feet. Eight percent of the park's space had to be "devoted to open space for parks and recreation facilities." And the park needed streets that met minimum width requirements, paved sidewalks, and utility and drainage easements.

To obtain a permit to build a manufactured home park, a developer had to apply to the Planning and Zoning Commission (PZC) for approval of a preliminary plat. If the PZC didn't approve the preliminary plat, it had to provide its reasons for disapproval. And if the PZC disapproved the preliminary plat, the developer could either resubmit with the changes required for approval or appeal the disapproval to the city council.

But if the PZC approved the preliminary plat, the developer had to submit a proposed final plat together with plans and specifications prepared by a professional engineer for "construction of streets, parking areas, storm drainage, water lines, sewer lines, buildings and other facilities" required by the city's ordinances. If the commission approved the final plat, the Department of Building Inspection could issue a permit to build the park, and if the PZC denied the final plat, the developer could appeal the decision to the city council.

In March 2022, Carousel Village applied for a preliminary plat to develop the property into an "RV Park for Seniors." It requested a variance from the five-acre requirement because the tract was only 3.36 acres.

Carousel Village didn't request any other variances, but the PZC didn't approve this preliminary plat because it didn't comply with certain requirements. It noted that a por-

tion of the 3.36 acres was still being used for a multi-family project, so Carousel Village needed to update its variance request and apply for certain other variances.

Two months later, Carousel Village submitted a revised application for preliminary plat and requested a variance from the five-acre requirement, noting the manufactured home park would be 3.24 acres. It also sought a variance from the 5,000 square feet requirement for each lot.

The PZC denied the two requested variances and gave 20 other reasons for denying the preliminary plat, including conflicts with utility easements, detention reserve, private drives, lot dimensions, and area calculations, and setback requirements.

Carousel Village appealed this denial to the city council, which upheld the decision.

Then, Carousel Village submitted a third application for a preliminary plat, but the PZC refused to accept the application based on the city’s prior denial of the variances it had requested.

Carousel Village appealed the non-acceptance of its third preliminary plat application before applying for a final plat in February 2023. The PZC refused to accept the application because the city hadn’t approved any of Carousel Village’s prior preliminary plat applications.

Another appeal ensued over the PZC’s refusal to accept Carousel Village’s final plat application. It claimed the final plat application was proper because its third preliminary plat application was deemed approved based on the PZC’s failure to act on it.

Then, in August 2023, Carousel Village submitted a site plan review application, which the both the PZC and the city’s public works department rejected. They explained that the city hadn’t approved a plat, which was required before submitting a permit application. The commission also noted that the property contained fewer than five acres and the request for variance from the five-acre requirement was not granted.

That’s when Carousel Village filed suit.

**MORE FROM THE COURT**

**Immunity**—The city contended that it preserved discretionary functions concerning land-use planning and plat approval. The court agreed as the Texas Local Government Code (LGC) didn’t give a clear waiver concerning immunity for the claims Carousel Village lodged.

**A CLOSER LOOK**

Carousel Village, in support of its challenges of the denial of its plat application and variances, relied on section 214.906 of the LGC, which barred municipalities from regulating a tract or parcel of land as a manufactured home community, park, or subdivision unless it contains at least four spaces for manufactured homes. It challenged the city’s regulation of its RV park because it wouldn’t have any spaces for manufactured homes. “The Texas Supreme Court has clarified that the UDJA does not waive immunity when a plaintiff seeks a declaration of rights or challenges a governmental entity’s actions under a statute or ordinance,” the court wrote.

*The case cited is Texas Department of Transportation v. Seftik, 355 S.W.3d 618 (Tex. 2011).*

**Special Exception**

**School district seeks special exception to operate high school out of primary school after floods destroyed structure**

Citation: *Saltzman v. Zoning Hearing Board of Borough of Mount Penn, 2025 WL 3241352 (Pa. Commw. Ct. 2025)*

The Antietam School District (ASD), which served the Borough of Mount Penn and Lower Alsace Township, Pennsylvania needed to relocate students after its primary facilities were ravaged by catastrophic floods.

ASD sought to repurpose the Mount Penn Primary Center to accommodate high school students and filed applications with the Mount Penn Zoning Hearing Board (ZHB) for a special exception and variances.

ASD’s plan was to take a phased approach to construction so it could convert the primary school into a facility that could serve high school students, including through the use of modular classrooms.

An objector challenged ASD’s proposal. They argued that converting the existing property would have a negative impact on their neighborhood’s residential character. For instance, they cited concerns over increased traffic congestion, a lack of adequate off-street parking, and safety risks for pedestrians walking in the densely populated area. The bottom line: They contended use as a high school didn’t meet objective criteria for meeting special exception requirements under the applicable zoning ordinance.

The court granted ASD’s request for special exception. It reasoned that “educational uses” and “school” as termed in the zoning ordinance were broad enough to encompass all grade levels. The objector appealed.

**DECISION: Affirmed.**

The special exception stood, so ASD could proceed with its plan to alter the existing building to meet its high school-related needs.

**Objective criteria for special exception**—The court found that ASD met its burden because the zoning ordinance broadly stated permissible uses for schools without distinguishing grade levels, so using the property for high school constated a permitted activity.

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*The objector didn’t show that the parking situation would result in a high likelihood of harm for the community.*

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**Impact on public health, safety, and welfare**—It was the objector’s burden to provide probative evidence demonstrating abnormal risks that would be created if the special exception was granted. They failed to meet that burden because the only outlined speculative concerns—there

wasn't anything concrete they could point to beyond their own conjecture as to the impact the conversion to a high school would have on public welfare, safety, or health.

**Parking**—ASD asserted that it intended to use on-site parking and to use a satellite parking lot, too, to accommodate high school students and staff. The bottom line: The objector didn't show that the parking situation would result in a high likelihood of harm for the community.

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*Case Snapshot:*

*The court affirmed a decision to grant a school district a special exception so it could proceed with converting an existing primary school so it could house the district's high school students following floods that wrecked their school. From a practical perspective, the court rejected the objector's argument that traffic, parking, trespassing, and littering indicated a "high probability of harm to the public interest."*

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## Around The Nation

### Maryland

Zoning regulation amendment expected to advance local agribusiness and agritourism opportunities

Howard County, Maryland Executive Calvin Ball recently signed into law a zoning regulation amendment (ZRA) that seeks to grow the local agricultural economy. The signage came following a 4-1 vote in December 2025 to approve CB74-2025, ZRA-217 (which can be found at [sh.orturl.at/NaWmc](http://sh.orturl.at/NaWmc)).

"These regulatory updates advance Howard County's long-term vision for supporting its agricultural heritage while giving farmers real tools to succeed in a rapidly changing world," a press release stated.

With the ZRA, users can expect more consistency, clearer definitions, and new opportunities for agritourism, "one of the most promising avenues for farm-based innovation," the county added. "The modernized standards allow for expanded agritourism events, small-scale agritourism, additional uses for farm alcohol producers, rural venue space for events, incidental outdoor stays, and farm-based bed-and-breakfasts directly tied to agricultural activity. Together, these changes protect rural character while giving residents and visitors more ways to experience our farmland," it explained.

Source: [howardcountymd.gov](http://howardcountymd.gov)

### Massachusetts

State announces ADU design challenge and funding program With accessory dwelling units (ADUs) now allowed by right in the Bay State, Gov. Maura Healey recently announced that the state is launching a new campaign to help make the process of constructing an ADU easier and more affordable.

"ADUs, also known as granny flats or in-law apartments, are small residential living spaces that are located on the same lot as another home. Governor Healey's Affordable Homes Act allowed ADUs to be built-by-right in single-

family zoning districts statewide, giving communities an effective tool to increase housing production and lower costs," the governor's office stated.

"In the first six months after the [ADU] law went into effect, cities and towns across the state reported nearly 900 applications for ADUs thanks to statewide simplification of the permitting process. To further build on this progress, the Healey-Driscoll Administration is launching three new initiatives to help Massachusetts homeowners design, finance and build ADUs," the press release explained.

There are three components to the program:

- **the Executive Office of Housing and Livable Communities' ADU Design Challenge**, which offers prize funding through sponsorship partners to generate a set of publicly available, replicable designs that homeowners and communities can use at no cost;
- **a Massachusetts Housing Partnership program** to help homeowners achieve their ADU build goals; and
- **MassHousing funding** to "introduce affordable, accessible construction financing for low and moderate-income homeowners beginning in 2026."

"ADUs are an effective tool for increasing housing production and lowering costs across the state. They offer opportunities for people to age independently near their loved ones, people with disabilities to stay close to their parents, and young adults to start saving to buy a home," said Gov. Healey.

"By empowering homeowners and local municipalities with clear rules and practical support, we're making it easier for ADUs to become part of the solution to our housing challenges," said Lt. Gov. Kim Driscoll. "These new tools will give families more options to stay in their communities, live near loved ones and create opportunities for extra income and increased independence."

For more on the Massachusetts ADU Design Challenge, sponsored by Eastern Bank Foundation, the Boston Foundation, AIA Massachusetts, and MHP, including guidelines, key dates, what to submit, and more visit [mass.gov/info-details/enter-the-massachusetts-adu-design-challenge](http://mass.gov/info-details/enter-the-massachusetts-adu-design-challenge).

Source: [mass.gov](http://mass.gov)

### New Hampshire

North Hampton's Zoning Board to determine if special exception for jewelry design and manufacturing should be granted

In December 2025, the North Hampton, New Hampshire Planning & Zoning Department heard from an applicant seeking a special exception to allow light manufacturing use (jewelry design and manufacture) associated with proposed jewelry design, manufacture, training, and sales business at 200 Lafayette Road (Industrial-Business/Residential District zoning).

Source: [northhampton-nh.gov](http://northhampton-nh.gov)

### New Jersey

Local ordinance's impact on public-use airports comes under scrutiny in newly filed lawsuit

A Readington, New Jersey zoning ordinance ([readingtonwpnj.gov/images/public-notice/2025/Ordinance-19-2025](http://readingtonwpnj.gov/images/public-notice/2025/Ordinance-19-2025)).

pdf) created a “Solberg-Hunterdon Airport Zone District” with the intent “to promote public safety and welfare by amending [Readington’s town code] to comply with” the New Jersey Air Safety and Zoning Act of 1983 (P.L. 1983, Chapter 260) and N.J.A.C. 16:62, “Air Safety and Zoning.” Additionally the ordinance was intended “to provide for appropriate regulation of airport uses in accordance with the authority vested in the [t]ownship by the New Jersey Municipal Land Use Law (NJSA 40:55D-1).”

But now, that ordinance is being challenged. Specifically, Solberg Aviation Co. of the Solberg-Hunterdon Airport in Readington claims the ordinance governing airport operations and the property overall constitutes an overreach of municipal authority.

The case will be one to watch because the outcome may inform how privately owned public-use airports are regulated across the Garden State.

In December 2025, the Aircraft Owners and Pilots Association indicated its support for Solberg. It also published a link to the airport’s talking points, which were forwarded to the New Jersey Department of Transportation’s (DOT) commissioner and the DOT Bureau of Aeronautics’ execu-

tive manager. In its notes, Solberg stated that its master plan improves runway safety and utility among other things. It also outlined the ways in which it believes the ordinance is deficient.

For more, visit [aopa.org/news-and-media/all-news/2025/december/04/aopa-supporting-solberg-airport-amid-legal-battle](https://aopa.org/news-and-media/all-news/2025/december/04/aopa-supporting-solberg-airport-amid-legal-battle).

We’ll keep you posted on case-related developments as they arise.

Source: [aopa.org](https://aopa.org)

### Tennessee

Media company challenges Livingston’s decision as to operation of billboards

Digital signage company Roland Digital Media has filed suit against the City of Livingston, Tennessee challenging its stance on billboards being placed within the city’s limits, the Herald-Citizen reported recently. Civil rights cases like this one can often allege First Amendment free-speech right violations, as well as Equal Protection or Takings claims.

Source: [herald-citizen.com](https://herald-citizen.com)



APRIL 2026

**SUBDIVISION/LAND DEVELOPMENT PLAN COUNCIL ACTION DEADLINES**

<b>Title</b>	<b>Submitted</b>	<b>Action Deadline</b>
PSU – ADL Master	<b>2/17/2026</b>	5/18/2026
PAM State College LDP	<b>3/16/2026</b>	6/14/2026
Mount Nittany Manor	<b>3/23/2026</b>	6/21/2026
PAM Health Waterline	TBD	TBD

**SUBDIVISION/LAND DEVELOPMENT PLAN ACTIVITY**

<b>Title</b>	<b>Recording Deadline</b>	<b>Comments</b>
Summit Park Subdivision (Preliminary)	May 24, 2026	7/17/23 submitted, comment req. sent 7/18; comments due 7/28; revision due 8/7; comments due 8/11; to PC 8/14; to CTC 9/7; 9/8/23 conditional approval letter sent; JRA note is good; 11/4 emailed for extension request; drawings submitted for RR crossing, cost estimate received; looking into grants; revision received 6/11/2025; revisions received 9/29; comments due 10/17, revision due 10/27; comments due 11/14, sent 11/17; revision due 12/1, not received yet
St. Ives Canterbury Crossing	May 18, 2026	6/17 submitted; 6/30 completeness review and comment request letter sent; 7/11 comments due; 7/21 revision due; comments due 7/31; to PC 8/5; to CTC 8/21; 8/22 conditional approval emailed, accepted 8/26; ext req rcvd 10/24, to CTC 11/6, approval sent 11/7; ext req rcvd 1/27, to CTC 2/5, approval sent 2/6
CREW 814 Phase 1 Final	June 16, 2026	9/22 submitted; 9/23 completeness review and comment request letter sent; 10/2 to CTC initial review; 10/24 comments due; revision due 11/3; extension requested by Twp 10/29, granted by PTE 10/30; 11/3 meeting w/ PTE; revision due 11/17; to CTC 11/20; comments due 12/1; revision due 12/8; to CTC 12/18 for action; 12/22 conditional approval letter sent, 12/23 accepted; agreement to come; ext req received 2/18, to CTC 3/5, approval to be sent 3/6

Greystar Hastings and University Student Housing	June 2, 2026	10/20 submitted; 10/21 completeness review and determined CT staff only review needed; 10/31 comments due; 11/10 revision due; 11/14 comments due; to PC 11/18; to CTC 12/4; 12/5 conditional approval letter sent, 12/11 accepted; to coordinate with Keller Eng.; ext. req. received 2/6, to CTC 2/19, sent approval 2/20; 3/12 revision received
PAM Health Subdivision	April 5, 2026	10/28 submitted; 10/29 completeness review and comment request letter sent; 11/14 comments due, sent 11/17; revision due 11/24; to PC 12/2; to CTC 1/5; 1/6 conditional approval letter sent, 1/6 accepted; property to be posted for Public hearing 2/6; Intent to Serve letter issued by CTWA; Agreement to be reviewed to include water; 3/16 sent email to request ext, received 3/26, <b>to CTC 4/2</b>
PSU – Relocate Bike @ Innov.	June 3, 2026	1/20 submitted; 1/20 completeness review and Comment request letter sent; 1/30 comments due; revision due 2/9; comments due 2/13; to PC 2/17, to CTC 3/5; sent cond app 3/6, accepted 3/11; 3/17 email provide plan for <b>twp signatures</b>
PSU – ADL Master	May 18, 2026	2/17 submitted; 2/17 completeness review and Comment request letter sent; 2/27 comments due; revision due 3/16; <b>comments due 4/3</b> ; revision due 4/13; comments due 4/17; to PC 4/21, to CTC 5/7
PAM State College LDP	June 14, 2026	3/9 submitted; 3/13 completeness review; 3/16 accepted; comment request sent 3/16; comments due 3/27; <b>revision due 4/6</b> ; comments due 4/10 or 4/17; to PC 4/21; to CTC 5/7
Mount Nittany Manor Subd (Preliminary)	June 21, 2026	3/23 submitted; 3/24 completeness review; 3/24 comment request sent; <b>comments due 4/3</b> ; revision due 4/13; comments due 4/17; to PC 4/21; to CTC 5/7
PAM Health Water Line	TBD	

## MINOR PLANS

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Summit Park/Stuckey	Submitted 8/8/2025 Expires 10/7/2025 <b>Record by 6/28/2026</b>	sent to Schnure, Kauffman & Wargo; comments due 8/22; revision due (Tues) 9/2; comments due 9/19; no more comments from staff, approval letter dated 12/30
Maxwell Storage	Submitted 12/22/2025 Expires 06/19/2026	sent to Schnure, Kauffman & Wargo; comments due 1/9/2026; revision due 2/2; comments due 2/6; 2/6 CT requested review ext., approved 2/9; 3/17 received ext approval
PSU-Bee Research Facility	Submitted 1/5/2026 Expires 5/5/2026 <b>Record by 6/28/2026</b>	sent to Schnure, Kauffman & Wargo; comments due 1/16, sent 1/20; revision due 2/9; comments due 2/13 & review ext requested (2/17 granted); revision due 2/23; comments due 3/6; revision due 3/16; comments due 3/27; pending NPDES approval
PSU-Road Realignment	Submitted 1/5/2026 Expires 5/5/2026	sent to Schnure, Kauffman & Wargo; comments due 1/16, sent 1/20; revision due 2/9; comments due 2/13 & review ext requested (2/17 granted), revision due 2/23; comments due 3/6; revision due 3/16; comments due 3/27; <b>revision due 4/6</b>
Nittany Casino	Submitted 2/17/2026 Expires 4/18/2026 <b>Record by 6/14/2026</b>	sent to Schnure, Kauffman & Wargo; comments due 2/27; revision due 3/9; comments due 3/13; 3/13 no further comments, Troy/Chad to provide owner signed plan for ZO signature; ZO signed plan 3/17 picked up to record same day
Christ Community Church & Shiloh Comm Park Replot	Submitted 2/26/2026 Expires 4/27/2026	sent to Schnure, Kauffman & Wargo; comments due 3/13; revision due 3/23; draft DSAME submitted for approval 3/30; <b>comments on DSAME due 4/3</b>
MNMC Bed Tower	Submitted 3/5/2026 Expires 5/4/2026	sent to Schnure, Kauffman & Wargo; comments due 3/20; revision due 3/30; <b>comments due 4/3</b>
Shiloh Commercial Park Lot Consolidation	Submitted 3/16/2026 Expires 5/15/2026	sent to Schnure, Kauffman & Wargo; comments due 3/27; <b>revision due 4/6</b> ; comments due 4/10

## OTHER

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Dale Summit Area Plan	12/22/2023 Draft sent to CTC and PC; Joint meeting CTC/PC 1/24/2024; 1/29 FBC distributed; 3/26 CTC/PC joint meeting; to be remanded to PC 5/7; 5/7 PC had questions about remand; 6/6 CTC received questions, DPZ to answer; 8/6 PC to get into FBC; staff to send 8/6 PC meeting recording to DPZ; 9/3 PC recommended tabling the discussion; joint meeting 11/20/24; sent DPZ link to 11/19 PC meeting and copy of PRD for
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	comment; 1/21/2025 PC/CTC joint meeting to be scheduled soon; Feb & March PC commercial/neighborhood street discussions; 4/30 joint CTC/PC meeting; 5/29 binders distributed to team, 6/3 to PC; joint meeting to be scheduled; 11/18 provided PC with all summary of changes to this point; joint meeting to be scheduled; 1/28 CTC&PC joint meeting; 2/3 PC reviewed uses, to continue 2/17; 3/17 uses complete; regulating map to PC in April; ongoing
College/Houserville/Pike Bridge	PennDOT traffic count to occur early October 2024; meeting 1/16/2025 to address areas of concern, work to be 100 days, traffic detours discussed; 5/28 preliminary utility meeting on-site; 7/1 received design field view package; on-site meeting scheduled for 7/15; detour to be in place 6/1-10/9; ongoing
E College/Gerald/Struble Signal	Coordinate with Columbia Gas and PennDOT; to include traffic and railroad signal; potential start March/April 2025; contractor to layout signal poles, then call meeting with CT, PennDOT & Gibson-Thomas; meeting to be set; 8/29/25 poles delivered; ongoing
E Park System (7 signals)	2/23/24 submitted to PennDOT; awarded August 2024; 1/6/25 Trans provided Eng. Proposal, accepted; counts to begin Feb/March; 3/10 kick-off meeting at CT Trans, CT & PennDOT; 6/4 Trans submitted requested data to PennDOT; 9/2 Trans waiting on PennDOT comments; Comments received; to bid soon; Nick to prep bid package; to go out for bid week of 4/6; to include Park Ave & Stadium West signal; ongoing
E College/322 (4 signals) ARLE	Awarded \$146,320; 9/9/24 Trans starting traffic counts, 9/16 counts completed; 1/6/25 Trans waiting for PennDOT comments; analysis & final design to be completed Jan/Feb 2025; 3/10 Trans received comments from PennDOT; 9/3 Trans making design upgrades from PennDOT comments; bid opening 12/9; has been awarded, NTP issued; waiting on Dixon; ongoing
University & Curtin GLG	Grant submitted 2/27/25; to budget \$126,000 for 2026/27; kick-off with Trans Associates 2/11; survey coming by 3/20; ongoing
E College & Shiloh + Decibel	Bid opened 8/26, awarded 9/4 to M&B Services; work to begin 3/23/26; to be complete 4/2
Shiloh & Dreibelbis GLG 2026	GLG grant submitted 3/16/2026
E College Ave Phase 2 ARLE	Grant awarded 2/10/2026; Adam signed agreement 2/20; waiting on signed agreement to schedule kick-off
E College & Elmwood	Replace pad mount cabinet & equipment; bid to come

ARLE Brandywine Drive

to apply for grant for raised crosswalks on Brandywine

**TRACKING**

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126 Randy Lane

Submitted 7/18/2025, Exp 9/16/2025; comments by 8/1; revision 8/11; Zoning permit issued; to check w/ code if building permit will be issued

Benner/PSU PFAS

CT comment: keep process open and transparent; DEP acknowledged receipt of PSU NIR (notice of intent to remediate); CT residents impacted by plume (hence transparency request); 10/27 received PIP; established info centers are Benner Township and a website; 3/4 no updates

**ENGINEERING BOND/LOC SURETY EXPIRING SOON**

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Walmart – June 4<sup>th</sup>

Halfmoon Towing – June 16<sup>th</sup>

Shiloh Commercial Park Phase 1 – June 23<sup>rd</sup>

**LDP's UNDER CONSTRUCTION**

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Canterbury Crossing

Mount Nittany Medical Center

PSU Soccer Complex

State College VA Parking

UAJA Biosolids Upgrade Project

Maxwell Storage

Mount Nittany Elementary School

Winfield Heights

Home2Suites

Rearden Steel

335 Innovation Building

Nittany Casino

PSU Beaver Stadium

7 Brew

Stocker (Zoning)

Arize (Zoning)

Jersey Mike's (Zoning)