

HARRIS TOWNSHIP

224 East Main Street

Boalsburg, PA 16827

Phone: (814) 466-6228 Fax: (814) 466-3396 Website: www.harristownship.org

BOARD OF SUPERVISORS

Hybrid Meeting

April 13, 2026

7:00 PM

GENERAL MEETING INFORMATION	
Remote Participants	To attend via Zoom, click the link below to register and obtain a link: https://us02web.zoom.us/meeting/register/vvi2nK0IRgWIZ-EEis-vrA
In-Person Participants	Harris Township Office – Meeting Room 224 East Main Street Boalsburg, PA 16827
Meeting Contact: Deb Lang - email: secretary@harristownship.org 1 814-466-6228	

- We ask that participants that are attending remotely remain muted with their video turned off unless recognized to speak. To reduce audio interference, please remain off of speakerphone during the meeting.
- **PUBLIC COMMENT GUIDELINES:** Members of the public may comment on any items not already on the agenda (five minutes per person). Comments relating to specific items on the agenda should be deferred until that point in the meeting. Written public comments or requests to speak to items, not on the agenda, and requests to comment on specific agenda items listed on the agenda, may be submitted in advance by emailing manager@harristownship.org.



HARRIS TOWNSHIP BOARD OF SUPERVISORS

April 13, 2026 – 7:00 P.M.

Public Hearing

www.harristownship.org

1. CALL TO ORDER:

The Chair will lead the Pledge of Allegiance.

2. PROPOSED ORDINANCE NO. 384 – AMENDING CHAPTER 3, ARTICLE 3, SECTION 3.8, APPLICATION FOR SHORT-TERM RENTAL LICENSES:

At last month's meeting, the Board of Supervisors discussed removing the requirement to provide proof of hotel tax registration from the application for a short-term rental license.

While administering the new regulations, Staff became aware that Centre County does not issue a certificate or other form of proof that a property owner has registered to pay hotel taxes for their property. Additionally, Staff were told that large rental platforms such as AirBNB and VRBO collect and pay local and state taxes on behalf of their users, so the County does not require short-term rental owners to register if they are exclusively utilizing these platforms to rent their properties.

Proposed ordinance No. 384 would remove "Proof of registration for hotel tax" from the application requirements for short-term rental licenses. The Short-Term Rental License Application form would be modified to include a disclaimer notifying applicants that they may need to register for hotel taxes with both the State and the County.

3. ADJOURNMENT



HARRIS TOWNSHIP BOARD OF SUPERVISORS

April 13, 2026 – 7:00 P.M.

Agenda

www.harristownship.org

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

Move to approve the minutes of the March 9, 2026 meeting.

3. CITIZEN COMMENTS:

Members of the public are invited to comment on any items not on the agenda (five minutes per person time limit). Please note that no discussion or deliberation will occur during this period.

Comments relating to specific items on the agenda should be deferred until that point in the meeting. After an item is introduced by staff, members of the public may provide comments on the item (five minutes per person time limit). Once the Chair closes the public comment period, the Board will proceed with deliberation and no further public comment will be accepted on that item.

4. NEW AGENDA ITEMS:

Pennsylvania Act 65 requires the posting of agendas on the Township website 24 hours before a meeting. Only emergency and de minimus items, and items for discussion only, can be added to the agenda by a majority vote of the Board of Supervisors.

If the Board has any items they wish to add to the agenda, they should discuss them at this time.

5. TOWNSHIP BUSINESS:

a. ANNOUNCEMENT OF EXECUTIVE SESSION:

Chair Hameister will announce that the Board of Supervisors held an executive session prior to the meeting to discuss legal matters.

b. CENTRE SAFE PRESENTATION:

Jennifer Pencek, Executive Director of Centre Safe, will provide a presentation on the mission and services provided by Centre Safe.

Recommendation: Discussion Item.

c. SPRING CREEK WATERSHED COMMISSION – ROCKVIEW LETTER:

The Spring Creek Watershed Commission (SCWC) recently contacted the Township regarding a draft community stakeholder letter addressed to Governor Shapiro. The letter

provided a community vision for the future of the Rockview property.

The letter was not authored by the SCWC, and it was suggested that the letter should be reviewed by the participating municipalities prior to endorsement by the SCWC. The letter (attached) was sent without the SCWC being a signatory.

Representatives of the SCWC will be present to discuss this matter and obtain feedback on when it is appropriate for the group to advocate without prior feedback from governing bodies.

Recommendation: Discussion Item.

d. STEVEN AND LINDA WEAVER MINOR SUBDIVISION PLAN:

On January 22, 2026, staff received from PennTerra Engineering, Inc. a minor subdivision plan for Tax Parcel #25-01-32, a 12.308-acre parcel owned by Steven and Linda Weaver at 1150 Linden Hall Road. The property, located within the Agricultural zoning district, currently contains a house and several accessory buildings and is served by on-site water and septic systems.

The plan proposes to subdivide the property into lots of 4.649 acres (house lot) and 7.593 acres. The house lot is designated as a lot exempt from the Conservation Design requirements. A water storage tank located adjacent to the proposed common property line will serve as fire protection for both lots with a driveway extension on the house lot allowing for access to the tank; any driveway proposed for the vacant lot must be in proximity to the tank.

Two reviews of the plan have been completed, the second of which, as well as a copy of the plan, are included with the agenda. Staff believe the number and nature of the remaining comments are such that they can be addressed in a timely manner. The Board of Supervisors approved a resolution at last month's meeting adopting the sewage facilities planning module as an amendment to the Harris Township Act 537 Plan – DEP approved the module on March 11, 2026.

Recommendation: Move to approve the Steven & Linda Weaver Minor Subdivision Plan contingent upon satisfactory completion of all comments from the March 17, 2026, letter of the Zoning Officer and the March 18, 2026, letter of the Township Engineer.

e. TUSSEY MOUNTAIN DEVELOPMENT OF REGIONAL IMPACT APPLICATION:

Board members should refer to the Tussey Mountain DRI application that was provided in the March 2026 meeting packet.

At last month's meeting, the Board of Supervisors began its review of the Development of Regional Impact (DRI) application requesting an expansion of the Regional Growth Boundary (SSA) and Sewer Service Area (SSA) to include Tussey Mountain. The Board voiced support for the request and forwarded it to the Planning Commission for review and comment.

The Planning Commission reviewed the DRI request at their March meeting. The Commission voted unanimously in support of the DRI application, and provided the following findings of fact:

- The proposal is complementary to the current uses on the site.
- The use of the property as an outdoor recreational facility is a good use for the site and benefits the Centre Region.
- The property is already served with public sewer.
- The proposal is consistent with the Boalsburg Small Area Plan.
- Expansion of the facility aligns with economic development objectives of the community.
- Tussey Mountain is the only ski area within the county, and this unique use has benefitted many residents. If it is unable to grow to support existing uses and be a four-season facility, it may not survive.

The Board of Supervisors should discuss the DRI request and determine if it should be forwarded to the Centre Regional Planning Commission to begin the regional review process. If the request is forwarded to the region, findings of fact in support of the Board's recommendation should be provided.

Recommendation: Discussion Item. If the Board feels that the request has merit, move to forward the DRI application to the Centre Regional Planning Commission to begin the regional review process.

f. KEYSER PROPERTY PLANNING MODULE – OPERATIONS AND MAINTENANCE AGREEMENT:

At the February meeting, the Board of Supervisors approved a planning module for 390 Misty Hill Drive which proposes the construction of a house with an attached guest house. Both units on the property would utilize the same septic system, which would qualify it as a community on-lot disposal system per DEP regulations. As a community on-lot system, the Township must consider an agreement to ensure long-term operation and maintenance needs are met.

PennTerra Engineering submitted a proposed operations and maintenance agreement on behalf of the property owner. The agreement is based upon a template provided by DEP with modifications to require the posting of an operations and maintenance bond that will be renewed on an annual basis. This financial surety requirement matches what was required of the Nittany Grove community on-lot system in 2008.

Staff reviewed the agreement and recommends its approval, subject to the developer providing an annual operations and maintenance cost estimate prepared by a licensed Pennsylvania Professional Engineer.

Recommendation: Move to approve Operations and Maintenance Agreement related to the Keyser Property Planning Module.

g. PROPOSED ORDINANCE NO. 384 – AMENDING CHAPTER 3, ARTICLE 3, SECTION 3.8, APPLICATION FOR SHORT-TERM RENTAL LICENSES:

A public hearing was held on this item earlier this evening.

At last month's meeting, the Board of Supervisors discussed removing the requirement to provide proof of hotel tax registration from the application for a short-term rental license.

While administering the new regulations, Staff became aware that Centre County does not

issue a certificate or other form of proof that a property owner has registered to pay hotel taxes for their property. Additionally, Staff were told that large rental platforms such as AirBNB and VRBO collect and pay local and state taxes on behalf of their users, so the County does not require short-term rental owners to register if they are exclusively utilizing these platforms to rent their properties.

Proposed ordinance No. 384 would remove “Proof of registration for hotel tax” from the application requirements for short-term rental licenses. The Short-Term Rental License Application form would be modified to include a disclaimer notifying applicants that they may need to register for hotel taxes with both the state and the county.

Recommendation: Move to approve Ordinance No. 384, amending Chapter 3, Article 3, Section 3.8, Application for Short-Term Rental Licenses.

h. SOLICITORS/PEDDLERS, TRANSIENT RETAIL BUSINESS, AND MOBILE FOOD VENDOR ORDINANCE DRAFTS:

At last month’s meeting, the Board of Supervisors reviewed regulatory outlines for three new ordinances that would separately address solicitors and peddlers, transient retail businesses, and mobile food vendors. The outlines were based upon feedback provided by the Board in 2025. Since the March meeting, Staff have converted these outlines into draft regulations and included them with the agenda for review and comment.

The draft ordinances would modernize the Township’s regulations to include distinct definitions and tailored requirements for each specific type of use. The ordinances are intended to simplify administration and enforcement of the regulations, while achieving purposes that relate to the health, safety, and general welfare of the Township.

The Board should review the attached regulations and provide feedback. Staff can begin working on a proposed fee structure for the different license categories and terms based upon the anticipated cost of administering the regulations.

Recommendation: Discussion Item.

i. STATE COLLEGE AREA CONNECTOR DRAFT ENVIRONMENTAL IMPACT STATEMENT COMMENTS:

PennDOT recently released the draft environmental impact statement (DEIS) for the State College Area Connector (SCAC) project, with comments being due by Monday, April 20th. This comment period is required by the National Environmental Policy Act (NEPA), and all substantive comments must be considered and responded to, usually in a dedicated section of the final EIS.

The Board of Supervisors should discuss the DEIS and identify any comments that should be submitted. Staff will prepare a letter to PennDOT including Board comments, which will be submitted prior to the April 20th deadline.

Recommendation: Discussion Item.

j. APPROVAL OF DEVELOPER'S AGREEMENT – ROCKEY RIDGE:

Over the past several months, Staff worked with the Township Solicitor to prepare a Developer's Agreement to ensure timely completion of improvements within the Rockey Ridge development. The agreement would require the completion of outstanding improvements in Sections 1-4 by August 31, 2026. Improvements in the plan for Section Five, which was conditionally approved but is unrecorded, would largely be completed by September 30, 2026.

The agreement is nearly finalized, with a few remaining exhibits that need to be completed. Staff recommend the Board approve the Developer's Agreement for the Rockey Ridge Development in substantially the form presented, subject to such minor and non-substantive changes as may be approved by the Township Manager and the other party.

Recommendation: Move to approve the Developer's Agreement for the Rockey Ridge Development.

k. RESOLUTION 26-09: DESIGNATING MAY AS BIKE MONTH:

Centre Bike and the Centre Region ask that the Board consider designating May as Bike Month and May 11th through May 17th as Bike to Work Week and May 15th as Bike to Work Day and Centre Region Spring Bike Anywhere Friday.

Recommendation: Move to approve Resolution 26-09, designating May as Bike Month.

l. APPOINTMENT TO THE UNIVERSITY AREA JOINT AUTHORITY:

Dan Guss's term as a Harris Township appointee to the UAJA Board expired on January 6, 2026. Staff recently became aware of this vacancy and contacted Mr. Guss, who is interested in being reappointed for another five-year term. There were no other recent volunteer applications expressing an interest in serving on the UAJA.

Recommendation: Move to appoint Dan Guss as the Township's representative to the University Area Joint Authority with a term ending December 31, 2031.

m. REQUEST TO CLOSE KAREN STREET FOR A BLOCK PARTY:

The residents in Kaywood are requesting the closure of the 1100 block of Karen Street for a block party on June 12th from 3:30 PM to 8:30 PM. In the event of inclement weather on June 12th, the residents would like to hold the event on June 13th.

Recommendation: Move to approve the closure of the 1100 block of Karen Street on June 12th from 3:30 PM to 8:00 PM for a block party, with a rain date of June 13th.

n. REQUEST TO USE BOALSBURG FIRE POLICE:

The Outdoor Business Alliance of Pennsylvania is hosting its annual conference at Tussey Mountain on April 26th and is requesting use of the Boalsburg Fire Police for traffic control from 2:00 PM to 6:00 PM.

Recommendation: Move to approve the use of the Boalsburg Fire Police on April 26, 2026 from 2:00 PM to 6: PM for traffic control for the Outdoor Business Alliance of Pennsylvania annual conference.

o. MEMORIAL DAY STREET CLOSINGS:

The Boalsburg Fire Company and Boalsburg Historical Society request the closure of Township streets to accommodate the events of the Memorial Day weekend. The closures requested are as follows:

Closed to Traffic – Monday, Memorial Day (May 25th)

0730-1700:	Main Street S. Church Street N. Church Street S. Academy Street N. Academy Street Loop Road Rockey Alley East Pine Street West Pine Street Old Boalsburg Road	Boal Avenue to Tennis Alley Chambers Alley to the Diamond Boal Avenue to the Diamond Chambers Alley to Main Street Main Street to Pine Street Chambers Alley to Main Street Full length Boal Avenue to N. Church Street N. Church Street to Tennis Alley N. Church Street to Boal Estate
1730-1800	S. Church Street	Chambers Alley to the Diamond
1745-1830	N. Church Street	The Diamond to Boal Avenue
1800-1900	N. Church Street Old Boalsburg Road	Pine Street to Boal Avenue North Church Street to Boal Estate
0830-0930 (Fun Run)	Chambers Alley (west) West Main Street Bailey Lane West Pine Street Wagner Street	Church Street to West Main Street Full length Full length Full length Full length
0800-2330 (Carnival)	East Pine Street	Church Street to Academy Street

Closed to Traffic – Thursday, Friday, Saturday and Sunday (May 21st, 22nd, 23rd, and 24th)

1700-2330:	East Pine Street	Church Street to Academy Street
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Closed to Traffic – Saturday (May 23rd)

1600-1930: (Parade)	East Main Street West Main Street East Pine Street West Pine Street Wagner Street	Boal Avenue to the Diamond The Diamond to Shingletown Road (Rt. 45) Boal Avenue to Church Street Church Street to Wagner Street Full length
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North Church Street
Academy Street

Boal Avenue to Chambers Alley
East Pine Street to Chambers Alley

No Parking – Thursday, Friday, Saturday, Sunday, Monday (May 21st, 22nd, 23rd, 24th, and 25th)

East Pine Street, North Side Church Street to Boal Avenue
Old Boalsburg Road Church Street to Boal Estate
(North side, across from homes;
both sides west of homes)

“Temporary – No Parking” signs will be placed at these locations and remain in place during the period. Enforcement by SCPD will occur only during hours of operation of the carnival.

No Parking – Monday (May 25th)

0600-1700:	Chambers Alley (both sides)	Loop Road to Tennis Street
	Main Street (both sides)	Boal Avenue to Tennis Alley
	Loop Road (both sides)	Boal Avenue to Chambers Alley

PennDOT will also be asked to cover the “no parking” signs along Route 45 East to accommodate those who may want to park there.

Recommendation: Move to approve the street closings and temporary no parking zones, as described, and request PENNDOT cover the “no parking” signs on Route 45 East during the events of Memorial Day.

6. MANAGER’S REPORT:

A written report is provided.

7. APPROVAL OF VOUCHERS:

Move to approve voucher transmittal sheet No. 2026-03.

8. COG COMMITTEE REPORTS:

Executive Committee
Land Use and Community Infrastructure
Centre County Solar Group
Finance Committee
State College Area Connector Project
Centre County MPO
Parks Capital Committee
Parks Governance Committee
Centre Region Parks Authority
Climate Action and Sustainability Committee
Public Safety Committee

Chair Hameister
Chair Hameister
Chair Hameister
Vice-Chair Harden
Vice-Chair Harden
Vice-Chair Harden
Supervisor Moriarty
Supervisor Moriarty
Supervisor Murrell
Supervisor Murrell
Supervisor Wilson

9. ADJOURNMENT