

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

July 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/QFN6yR-FSHO3Ta3sOUk0Rg
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 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.
 - 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

July 13, 2026 – 7:00 P.M.

Agenda

www.harristownship.org

1. CALL TO ORDER:

The Chair will lead the Pledge of Allegiance.

2. APPROVAL OF MINUTES:

Move to approve the minutes of the June 8, 2026 regular 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. KEYSER PROPERTY SITE PLAN:

On February 2, 2026, staff received from PennTerra Engineering a site plan for 390 Misty Hill Drive. A site plan is required prior to the submission of a zoning permit application for construction on the property since wetlands exist on the property.

The owners propose to build a house with a garage as well as an attached guest house/garage. The site plan also shows a future swimming pool.

Two reviews of the plan have been completed by the Township Engineer and Zoning Officer, the second of which is included with the agenda as well as a plan sheet showing the proposal. Staff believe the comments can be addressed in a timely fashion.

The Planning Commission reviewed the site plan in June and forwarded it to the Board with a conditional approval recommendation.

Public comment on item a.

Recommendation: Move to approve the Keyser Property Site Plan contingent upon satisfactory completion of comments from the June 2, 2026, letter of the Township Engineer and the June 10, 2026, letter of the Zoning Officer.

b. REQUEST TO AMEND SHORT-TERM RENTAL REGULATIONS FOR PROPERTIES IN THE AGRICULTURAL AND NATURAL AREAS DISTRICTS:

At the June meeting, Galen Dreibelbis and Lyle Yablonsky individually addressed the Board of Supervisors during the public comment period, requesting that the short-term rental license ordinance be amended. Messrs. Dreibelbis and Yablonsky had previously sent emails to the Township requesting amendments to permit the limited use of their non-owner-occupied properties as short-term rentals. Several Board members asked that the request be placed on the July agenda for further consideration.

Both Mr. Dreibelbis and Mr. Yablonsky own properties in rural zoning districts, but neither property had previously been used as a short-term rental, and neither are owner-occupied. Based on the short-term rental ordinance that was adopted in December 2025, these properties could only be operated as a short-term rental if they are owner occupied for at least eight months of the year.

Mr. Yablonsky owns a 6.12-acre property in the Agricultural zoning district. A dwelling was recently built on the property, and he stated that it was primarily constructed to be a family vacation home, with the intention of using it as a short-term rental as a secondary use. Mr. Dreibelbis owns a dwelling unit on a 96.78-acre property at the top of Tussey Mountain, which is zoned Natural Areas. Mr. Dreibelbis also owns an adjacent parcel that is 253.55 acres in size. He refers to the dwelling unit as a lodge and stated that he only visits the property every couple of weeks to check things out. Both Mr. Yablonsky and Mr. Dreibelbis have asked the Board to consider amendments to the ordinance to permit non-owner-occupied short-term rental uses in rural areas of the Township.

The Board should discuss this request. If the Board is interested in considering any amendments, direction should be provided to Staff. Any changes to the short-term rental regulations would also require zoning amendments, which would need to be discussed by the Planning Commission.

Public comment on item b.

Recommendation: Discussion Item.

c. CENTRE REGION COG 2027 STRATEGIC GUIDE TO SERVICES AND INVESTMENTS REVIEW:

At the June 16, 2026 meeting, the COG Executive Committee forwarded the 2027 COG Strategic Guide to Services & Investments (SGSI) to the Centre Region municipalities for review and comment. The SGSI includes elements that would have previously been found in

the Capital Improvement Plan and the Program Plan. A copy of the SGSI was provided to Board members in June following the Executive Committee's action.

Consensus comments from the Board are due to the COG Executive Director by 5:00 PM, Friday, July 17, 2026, to be considered during the preparation of the draft 2027 COG Budget. The Board should discuss the items within the SGSI and provide consensus comments so that the final document can be sent back to the COG by the deadline.

Public comment on item c.

Recommendation: Discussion Item.

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

Over the past several months, the Board of Supervisors reviewed three draft ordinances that would apply to solicitors/peddlers, transient retail businesses, and mobile food trucks. The ordinances were last reviewed in April, and the proposed fee schedule was reviewed in May.

Staff made edits to the drafts based on comments provided by the Board at the April 13th meeting and forwarded the draft ordinances and proposed fee schedule to the Township Solicitor for review and comment. The Solicitor recommended several minor grammatical and consistency-related changes, which have been incorporated into the regulations. They also recommended several amendments to the exemptions section of the ordinances to ensure consistency with State law, which have also been incorporated.

The Board should review the final draft versions of the ordinances and provide feedback to staff. If the Board is generally satisfied with the draft ordinances as presented, Staff can advertise a public hearing and place the regulations on an upcoming Board agenda for possible adoption.

Public comment on item d.

Recommendation: Discussion Item. If the Board is generally satisfied with the draft ordinances as presented, Staff will advertise a public hearing and place the regulations on an upcoming Board agenda for possible adoption.

e. PROPOSED AMENDMENTS TO SHADE TREE RELATED REGULATIONS IN CHAPTER 1 AND CHAPTER 11:

Over the past two years, the Shade Tree Commission reviewed several sections of Township ordinances related to the Commission and public trees. The purpose of this review was to ensure that the regulations are consistent and enforceable, and to simplify the process of amending the Rules and Regulations for Arbor Work and the approved tree list.

The Commission reviewed and are recommending amendments to two sections of the Township's ordinances:

- Chapter 1, Article IIIC, which defines the roles and responsibilities of the Shade Tree Commission.

- Chapter 11, Article IV, Section 4-9, which provides standards for shade trees along new public streets.

Proposed amendments to Chapter 1, Article IIIC include changes to nomenclature, ensuring that the proper terminology and titles are used throughout the regulations. The Commission proposes eliminating the definition for Tree Drip Line and revising the definition for Tree Protection Zone. The most significant amendments to this Chapter address the adoption of Rules and Regulations for Arbor Work and the adoption of an approved shade tree list. The Commission prepared Rules and Regulations for Arbor Work in 2013 but they were never formally adopted by the Board of Supervisors. The current shade tree list is in Chapter 11, which requires an ordinance amendment every time it is amended. Both the Rules and Regulations for Arbor Work and Shade Tree List would now be adopted by Resolution by the Board, providing more flexibility in modifying these documents in the future.

Chapter 11, Article IV, Section 4-9 provides standards and requirements for shade trees along new public streets. This section of the ordinance contains the approved tree list for the Township. The Commission is proposing that shade trees be required, rather than optional, in developments that meet certain development densities or are nonresidential. The developer would be responsible for replacing any shade tree that dies within eighteen months of streets being dedicated to the Township. The current tree list would be removed, and the ordinance would now reference the tree list adopted by the Board of Supervisors via resolution. The proposed amendments to Chapter 11 were reviewed by the Planning Commission at their June meeting, and they recommended adoption by the Board.

The Board of Supervisors should review the proposed amendments and provide feedback to staff. If the Board is generally satisfied with the proposed amendments as presented, Staff can advertise a public hearing and place the regulations on an upcoming Board agenda for possible adoption. The proposed amendments to Chapter 11 will need to be reviewed by the Centre Regional Planning Commission before possible adoption.

Public comment on item e.

Recommendation: Discussion Item. If the Board is generally satisfied with the draft amendments as presented, relevant regulations will be forwarded to the CRC for review, and Staff will advertise a public hearing and place the regulations on an upcoming Board agenda for possible adoption.

f. REQUEST TO CLOSE BOALSBURG PIKE FOR THE TURKEY TROT:

The Nittany Valley Running Club is requesting the closure of the Boalsburg Pike from Boal Avenue to Memorial Drive on Thursday, November 26th from 8:50 AM to 9:20 AM for the annual Turkey Trot. The club would also plan to place barricades at the Boalsburg Pike intersections to Harris Avenue, Kimport Avenue, and Belle Avenue during the same period to route traffic away from Boalsburg Pike. Access to Memorial Drive and Lee Avenue would not be restricted.

Public comment on item f.

Recommendation: Move to close the Boalsburg Pike from Boal Avenue to Memorial Drive on Thursday, November 26th from 8:50 AM to 9:20 AM for the annual Turkey Trot.

g. REQUEST TO CLOSE EAST MAIN STREET FOR A WINE WALK:

Tracey Moriarty is requesting the closure of East Main Street from the Diamond to Academy Street on Friday, July 31st from 3:00 PM to 8:00 PM for a Wine Walk.

Public comment on item g.

Recommendation: Move to close East Main Street from the Diamond to Academy Street on July 31st from 3:00 PM to 8:00 PM for a wine walk.

6. MANAGER'S REPORT:

A written report is provided.

7. APPROVAL OF VOUCHERS:

Move to approve voucher transmittal sheet No. 2026-06.

8. COG COMMITTEE REPORTS:

Executive Committee
Land Use, Sustainability, and Infrastructure
Finance Committee
State College Area Connector Project
Centre County MPO
Parks Capital Committee
Parks Governance Committee
Centre Region Parks Authority
Spring Creek Watershed Commission
Public Safety Committee

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