

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

September 14, 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/f1BM55tnRBi7Q27KdbCIUw
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
September 14, 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. 386 – PROHIBITING PARKING ON A SECTION OF OLD BOALSBURG ROAD:

At the August 10th meeting, the Boalsburg Cemetery Association asked that the Board of Supervisors prohibit parking on Old Boalsburg Road from their maintenance shop to the western edge of the cemetery. They specified that their request is related to the deterioration of the stone berm and vehicles pulling further into the cemetery property. The south side of Old Boalsburg Road opposite this area is wet, and parking along this section would likely lead to similar deterioration of that berm.

Proposed ordinance No. 386 would prohibit parking along both sides of Old Boalsburg Road from the cemetery maintenance shop to the existing no parking area. Parking is currently prohibited along both sides of Old Boalsburg Road from the intersection with Boal Avenue to the edge of the cemetery property.

3. ADJOURNMENT



HARRIS TOWNSHIP BOARD OF SUPERVISORS

September 14, 2026 – 7:00 P.M.

Agenda

www.harristownship.org

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

Move to approve the minutes of the August 10, 2026 public hearing and the August 10, 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. ANNOUNCEMENT OF EXECUTIVE SESSION:

The Board of Supervisors held an executive session on August 25th to discuss a legal matter.

b. JOHN W. TENNIS MINOR SUBDIVISION PLAN:

On July 29, 2026, staff received from Mease Associates, Inc. a minor plan proposing to combine two existing lots owned by John W. Tennis at 117 Boal Avenue. The lots, one of 7,894 square feet and one of 24,861 square feet, have been used as one lot throughout recorded history – a house is situated on parts of both lots and a garage and storage sheds exist on the larger lot. Access is from Old Stone Lane, a private street that also serves three houses to the north and a vacant lot to the east. The Tennis property is served by public water and sewer.

One review of the plan has been completed, copies of which are included with the agenda as well as a plan sheet showing the proposal. A few comments remain that should be addressable in a timely fashion. Mr. Tennis is seeking estimates for the required bike/pedestrian path along Boal Avenue so that surety can be posted for the improvement.

No development of this property is currently proposed. Mr. Tennis has nearly completed the process of establishing the property as a licensed short-term rental.

Public comment on item b.

Recommendation: Move to approve the John W. Tennis Minor Subdivision Plan contingent upon satisfactory completion of comments from the August 13, 2026, letter of the Township Engineer and the September 1, 2026, letter of the Zoning Officer.

c. REQUEST TO AMEND THE SHORT-TERM RENTAL ORDINANCE:

At the July meeting, the Board of Supervisors discussed a request from Galen Dreibelbis and Lyle Yablonsky to amend the short-term rental ordinance. Mr. Dreibelbis owns a property zoned Natural Areas and Mr. Yablonsky owns a property zoned Agricultural. Neither property is owner-occupied and neither property was previously used as a short-term rental.

Based on the short-term rental ordinance that was adopted in December 2025, the properties owned by Messrs. Dreibelbis and Yablonsky could only be operated as a short-term rental if they are owner-occupied for at least eight months of the year. They requested that the Board consider amending the ordinance to permit non-owner-occupied short-term rentals in the rural zoning districts where their properties are located.

At the Board's direction at the July meeting, Staff requested an opinion from the Township Solicitor, which was previously provided to the Board.

Short-term rentals are considered a form of transient lodging, with a separate zoning definition. Short-term rentals are currently permitted in all residential and rural zoning districts, as well as the Village Commercial District, as an accessory use. Both the short-term rental licensing and zoning ordinances require short-term rentals to be owner-occupied, regardless of zoning district.

If the Board were to consider allowing non-owner-occupied short-term rentals in the rural zoning districts, the Township would be moving away from the current accessory-use model and would need to determine how the short-term rental activity should be classified and authorized under the zoning ordinance. This could result in short-term rentals being permitted as a primary use in those districts, allowing a property to be operated solely as a short-term rental without being occupied much of the year. As the Board considers this request, it should also consider whether there is a clear and reasonable basis for eliminating the owner-occupancy requirement in rural zoning districts but still requiring it in other districts.

The Board should discuss the request and provide direction to staff. If the Board is interested in considering amendments to the short-term rental regulations, necessary zoning amendments would also need to be discussed by the Planning Commission.

Public comment on item c.

Recommendation: Discussion Item.

d. CENTRE REGION COMPREHENSIVE PLAN—HARRIS TOWNSHIP FUTURE LAND USE MAP (FLUM) SUMMARY REVIEW:

Centre Region Planning Agency (CRPA) staff will be present to review the outcomes of the May 11, 2026, Harris Township Board of Supervisors meeting, and present the attached updated staff memorandum summarizing both the April 22, 2026, Joint Board of Supervisors and Planning Commission Future Land Use Map (FLUM) Meeting and the Board's subsequent policy direction from the May 11, 2026, meeting.

Harris Township did not identify future growth areas outside the Regional Growth Boundary (RGB) and instead identified designated growth areas inside the RGB during its Joint FLUM Meeting. The Board of Supervisors is asked to consider the following as it formulates its recommendations on the draft FLUM:

- Review and confirm the draft FLUM Map as presented.
- CRPA has proposed a regional criteria framework for evaluating future RGB/Sewer Service Area (SSA) expansions, as outlined in the attached memorandum. Board of Supervisors is asked to review criteria for future growth areas that will be used regionally when additional growth is needed.

CRPA staff will review the memorandum, and address any questions regarding the FLUM, and the Comprehensive Plan. Harris Township Planning Commissions review the summary at the July 20, 2026, meeting and recommended approval. The Board of Supervisors is asked to review and provide feedback on the staff memorandum, and the regional framework of criteria recommended for evaluating future growth area designations.

Public comment on item d.

Recommendation: The Board of Supervisors is asked to review and provide feedback on the attached staff memorandum, including: (1) the draft Future Land Use Map; and (2) the regional framework of criteria recommended for evaluating future growth area designations. Following its review, the Board is asked to receive the Summary Memorandum and forward a recommendation to the Centre Regional Planning Commission (CRPC), which will inform the draft FLUM and associated policy language brought to the Centre Region Council of Governments (COG) prior to public adoption proceedings.

e. PROPOSED ORDINANCE NO. 386 – PROHIBITING PARKING ON A SECTION OF OLD BOALSBURG ROAD:

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

At the August 10th meeting, the Boalsburg Cemetery Association asked that the Board of Supervisors prohibit parking on Old Boalsburg Road from their maintenance shop to the western edge of the cemetery. They specified that their request is related to the deterioration of the stone berm and vehicles pulling further into the cemetery property. The south side of Old Boalsburg Road opposite this area is wet, and parking along this section would likely lead to similar deterioration of that berm.

Proposed ordinance No. 386 would prohibit parking along both sides of Old Boalsburg Road from the cemetery maintenance shop to the existing no parking area. Parking is currently prohibited along both sides of Old Boalsburg Road from the intersection with Boal Avenue to the edge of the cemetery property.

Public comment on item e.

Recommendation: Move to approve Ordinance No. 386, prohibiting parking on the section of Old Boalsburg Road defined in the ordinance.

f. RESOLUTION 26-14: ADOPTING THE DEED OF DEDICATION FOR ROCKEY RIDGE ROAD, EAST KAY STREET, DEREK DRIVE, AND JENSEN DRIVE:

Resolution 26-14 adopts the deeds of dedication for Rockey Ridge Road, East Kay Street, Derek Drive, and Jensen Drive in the Rockey Ridge development. Township Engineer Jere Northridge has inspected the roads and recommends moving forward with dedication.

Public comment on item f.

Recommendation: Move to approve Resolution 26-14, accepting the deeds of dedication for Rockey Ridge Road, East Kay Street, Derek Drive, and Jensen Drive in the Rockey Ridge development.

g. ESTABLISHING A MAXIMUM TOWING AND IMPOUND FEE ORDINANCE:

The State College Borough Police Department, which provides police services to the Township along with State College Borough and College Township, has recommended that the Township consider adopting an ordinance that establishes maximum fees for towing services. Both State College Borough and College Township have adopted such ordinances, with fees being updated on an annual basis.

The maximum fees would apply to towing services performed at the direction of the police, whether arising from a vehicle crash or removal of vehicles from public property. The police raised concerns that some towing companies can charge fees significantly higher than reasonable market rates in these circumstances. Adopting a comparable ordinance would create consistency in fee limits charged in the police department's service area.

The Board of Supervisors should discuss whether such an ordinance has merit and provide direction to staff. If the Board is interested in pursuing such an ordinance, staff will work with the State College Borough Police Department and the Township Solicitor to prepare a draft ordinance for review at a future meeting.

Public comment on item g.

Recommendation: Discussion Item.

h. AUTHORIZATION TO ADVERTISE FOR BID – SALE OF STANDING TIMBER:

In May of this year, four parcels of land on the ridge south of South Academy Street were donated to the Township by the former owner. The properties include tax parcels 25-004-,053D,0000-; 25-004-,042E,0000-; 25-004-,042K,0000-; and 25-004-,042J,0000-. The

collective acreage of the parcels is approximately 30-acres.

An adjacent property owner is in the process of having timber harvested from their property and suggested that the Township may want to do the same. The parcels that were donated to the Township have stands of dead and dying trees that may be suitable for commercial harvest.

In order to sell standing timber, the Township would need to advertise and solicit competitive bids along with a date by which the timber must be harvested. The advertisement could be for dead timber only or include dying trees that have value. The Board of Supervisors could award the sale of timber at a future meeting.

If the Board is interested in pursuing the sale of timber on these parcels, the Township should do the following:

- The properties in question are landlocked, so the Township would need to obtain temporary easements from at least one property owner and permission to use the private portion of South Academy Street from applicable property owners. The Township Solicitor could assist with these matters.
- The Township should also consider engaging a consulting forester to mark appropriate timber and provide an estimate of the volume and value of the timber.

The Board of Supervisors should discuss the potential sale of standing timber on the parcels specified and provide direction to Staff.

Public comment on item h.

Recommendation: Discussion Item. If the Board of Supervisors is interested in the potential sale of timber on the parcels identified in the agenda, a motion should be made to authorize the Township Manager to advertise for sealed bids upon completion of (1) the necessary access easement(s) and permissions and (2) a professional forester's evaluation of the timber, and with award of the contract to remain subject to Board approval at a regular or special meeting.

i. RESOLUTION 26-15: APPROVING THE TOWNSHIP'S MINIMUM MUNICIPAL OBLIGATION FOR ITS PENSION PLAN FOR 2027:

The Township is required by Act 44 (the state pension law) to approve by resolution the minimum municipal obligation for the following calendar year. This resolution must be approved by the Board of Supervisors by the last day of September each year.

The minimum municipal obligation is estimated to be \$53,176.54 for 2027. This estimate is based upon the contribution rates for employees that are eligible for participation in the 401a Defined Contribution Plan. A worksheet that details the contribution for 2027 is included with the resolution. Funds for the contribution will be included in the 2027 operating budget. The Township also receives State pension aid every year.

Public comment on item i.

Recommendation: Move to approve Resolution 26-15, approving the Township's

minimum municipal obligation for its pension plan for 2027.

6. MANAGER'S REPORT:

A written report is provided.

7. APPROVAL OF VOUCHERS:

Move to approve voucher transmittal sheet No. 2026-08.

8. COG COMMITTEE REPORTS:

Executive Committee	Chair Hameister
Land Use, Sustainability, and Infrastructure	Chair Hameister
Finance Committee	Vice-Chair Harden
State College Area Connector Project	Vice-Chair Harden
Centre County MPO	Vice-Chair Harden
Parks Capital Committee	Supervisor Moriarty
Parks Governance Committee	Supervisor Moriarty
Centre Region Parks Authority	Supervisor Murrell
Spring Creek Watershed Commission	Supervisor Murrell
Public Safety Committee	Supervisor Wilson

9. ADJOURNMENT