

HARRIS TOWNSHIP

224 East Main Street

Boalsburg, PA 16827

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

PLANNING COMMISSION

Hybrid Meeting

January 12, 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/7mYnTsnwTiWKCgoCSmOE6g
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 PLANNING COMMISSION

January 12, 2026 – 7:00 P.M.

Agenda

www.harristownship.org

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

Move to approve the minutes of the November 17, 2025 meeting.

3. PUBLIC COMMENT:

Members of the public are invited to comment on any items not on the agenda (five minutes per person time limit, please). Comments relating to specific items on the agenda should be deferred until appropriate points in the meeting.

4. PLANNING COMMISSION BUSINESS:

a. INTRODUCTION OF NEW PLANNING COMMISSION MEMBERS:

At their January 5th meeting, the Board of Supervisors appointed Bob Hoffman to fill the vacant regular position on the Planning Commission. They also appointed Alexander Schmidbauer and Kelly Wolgast to serve as alternates on the Planning Commission.

Phill Becker and Renee Diehl (alternate) were reappointed.

Recommendation: Discussion item.

b. ELECTION OF A CHAIR AND VICE CHAIR FOR 2026:

Chair Baker appointed Mr. Duerr, Mr. Igo, and Ms. Johnson to serve on the Nominating Committee. The Committee should report on their choices for chair and vice chair, and an election should be held.

Recommendation: The Planning Commission should elect a Chair and Vice-Chair for 2026.

c. CENTRE REGIONAL PLANNING COMMISSION ALTERNATE:

Mr. Duerr was appointed by the Board of Supervisors to serve as the primary representative to the CRPC in 2026 and 2027. An alternate representative should be appointed by the Board if Mr. Duerr is unable to attend a meeting. The CRPC meets on the first Thursday of each month at 7:00 p.m. If a Planning Commission member is willing to serve as an alternate representative to the CRPC, they can be appointed by the Board at their February meeting.

Recommendation: Discussion Item.

d. AIKENS CABINS PROPERTY SITE PLAN:

On November 6, 2025, staff received from PennTerra Engineering, Inc. a site plan for the Aikens Cabins property adjacent to Bear Meadows Road between the Tussey Mountain ski area and the state forest. The site plan is a required precursor to a change-in-use zoning permit application since the property is located within the Natural Areas zoning district. Mr. Aikens wishes to change the use of the property from “recreational cabins” to “campground”.

Two reviews of the site plan have been completed, the second of which is included with the agenda as well as a copy of the site plan. Two signatures remain to be applied to the site plan, which can be done in a timely fashion. The site plan must be reviewed by the Board of Supervisors next, after which staff can complete the approval process and entertain the zoning permit application for the change-in-use.

Recommendation: Move to recommend approval of the Aikens Cabins Property Site Plan to the Board of Supervisors contingent upon satisfactory completion of the review comments from the January 6, 2026 letter of the Zoning Officer.

e. PLANNING COMMISSION BYLAWS REVISION:

At the November PC meeting, staff presented information describing recommended updates and revisions to the Planning Commission Bylaws that have been mostly unaltered for several decades. Staff researched local and state-wide bylaws for guidance regarding the information such bylaws should contain.

Staff largely followed the same form as the existing bylaws, amending and adding information considered to be typical in the 21st century. The Planning Commission should review the draft and recommend any edits or changes deemed appropriate.

This document does not require approval by the Board of Supervisors – the PC gets to determine the guidelines for how they conduct business. The Planning Commission section of the Harris Township Code of Ordinances does require amendment, however, as the alternate PC member component was never officially adopted by the governing body. This amendment is expected to be presented to the Board early this year.

Recommendation: Discussion item. If the PC suggests edits, staff will present a final version at a future meeting; if the PC is satisfied with the current draft, a motion should be made to adopt the document as the official bylaws of the Harris Township Planning Commission.

f. 2026 WORK PLAN:

The Planning Commission discussed and finalized the 2026 work plan at the November 2025 meeting. A list of 2025 accomplishments and the proposed 2026 work plan are included with the agenda. Staff will provide an overview of the work plan, which will be presented by the Chair to the Board of Supervisors at their January 28, 2026 meeting.

Recommendation: Discussion item.

g. AGENDA FOR FEBRUARY:

The Planning Commission should discuss what items to include on its February agenda. The February meeting will be held on **Tuesday, February 17th**, to avoid a conflict with the Presidents Day holiday.

5. REPORTS:

Zoning Permits:	Permits will be circulated for review.
CRPC:	Mr. Duerr will report to the PC members.
CCMPO Technical Committee:	Ms. Johnson will report to the PC members.
Spring Creek Watershed Commission:	Mr. Igo will report to the PC members.

6. RECENT ACTIONS BY THE BOARD OF SUPERVISORS:

There were no recent planning related actions by the Board of Supervisors.

7. ADJOURNMENT:

