

HARRIS TOWNSHIP

224 East Main Street

Boalsburg, PA 16827

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PLANNING COMMISSION

Hybrid Meeting

May 18, 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/W-qDw9ouRCyoLaTSA5n8uw
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

May 18, 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 16, 2026 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. ROCKEY RIDGE PRELIMINARY SUBDIVISION PLAN:

On December 29, 2025, staff received from PennTerra Engineering, Inc. a minor subdivision plan that proposed a minor swap of land between the open space lot and undeveloped portion of the Rocky Ridge development adjacent to Route 45. Rocky Ridge is being developed as an Open Space – Rural Clustering project that has involved a number of separate sections over a number of years.

Following the first review of the plan, staff met with the developer to discuss a process for completing some public improvements in the previously approved sections to allow the existing streets to be dedicated to the Township. The result of the meeting was the creation of a developer's agreement, which was recently approved by the Board of Supervisors and is awaiting signature from the developer. The developer's agreement required that the plan status be changed from Minor to Preliminary so that the street proposed in Section 5 can be completed and offered for dedication, which requires the plan to now be reviewed by the PC.

Staff have completed two reviews of the plan, the second of which is included with the agenda. Staff believe that the developer can address the comments in time for review by the Board of Supervisors at their June meeting.

Recommendation: Move to recommend approval of the Rocky Ridge Preliminary Subdivision Plan (East Kay Street Dedication/Subdivision of Tax Parcels 25-04-71 and 25-409-100/Revised Pedestrian Connection) to the Board of Supervisors contingent upon satisfactory completion of comments from the April 30, 2026 letter of the Township Engineer and the May 1, 2026 letter of the Zoning Officer.

b. DATA CENTER REGULATIONS:

Staff have begun researching regulations pertaining to data center facilities following recommendations from municipal organizations and after reviewing several bills proposed in the Pennsylvania legislature. One Centre Region municipality has adopted data center standards, and a second municipality has begun the process of evaluating their options.

Data centers are buildings and other structures used to house computers, communications equipment, servers and related electronic components. Data Center construction is quickly proliferating in some areas of the country, causing concern for residents and for governing bodies about the appropriate levels of regulation, impacts on the environment, and effects on residential areas and neighborhoods.

Among the documents staff have reviewed is a white paper from the Cumberland County Planning Department, copies of which are included with the agenda. This document provides some general background regarding data centers, generally raised concerns, and types of regulation that are common. This paper is a broad review of the issue and all the points covered may not be applicable to our discussions.

Senate Bill 939 proposes that municipalities cannot impose more stringent zoning rules on data centers than they do on other uses in the zoning districts where they are allowed; that conditional use applications be processed within 120 days of submission and permitted-use applications (presumably zoning permit applications) be acted upon within 30 days of application; that failure to act within these timeframes results in deemed approvals; and that municipalities cannot impose hours of operation standards on data centers, among other things.

House Bill 2151, which was passed by the House in April 2026 and was referred by the Senate to the Local Government Committee, would direct the Commonwealth to create a model zoning ordinance for data centers. House Bill 502 proposes bypassing local zoning entirely, but only for the energy-generation facilities (25 MW or larger) built to power data centers, shifting that power to a state-appointed board. Conversely, some lawmakers are advocating in the opposite direction, introducing bills that would create a Commonwealth-wide three-year moratorium on hyperscale data center construction.

Staff favors an approach in Harris Township that would employ a conditional use approval process where “data center” would be added as a primary use in one or more zoning districts and regulations appropriate for the use and district(s) would be developed and implemented. The conditional use application would be reviewed and, if approved, would result in the submission of a land development plan, followed by zoning and building permit application submissions. A movement reportedly exists to require the conditional use process and the land development process to run concurrently; staff haven’t researched this aspect yet to see if concurrency is now a choice or if the processes are actually sequential.

The Planning Commission should begin thinking about what zoning district or districts would be appropriate locations for data centers. Research seems to show that direct access to public water and sewer services is prudent, as well as location on properties with direct access to arterial and possibly collector streets, not to local streets. Once these basic concepts have been discussed, staff can recommend some framework for the types of standards felt appropriate for those locations in Harris Township.

Recommendation: Discussion item. If PC members have other broad areas of interest that should be considered during the first phase of this evaluation, such should be communicated to staff.

c. AGENDA FOR JUNE:

The Planning Commission should discuss what items to include on its June agenda. CRPA Staff will be in attendance for additional review of the proposed Future Land Use Map.

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.

6. RECENT ACTIONS BY THE BOARD OF SUPERVISORS:

At their April 13th meeting, the Board of Supervisors conditionally approved the Steven and Linda Weaver Minor Subdivision and forwarded the Tussey Mountain Development of Regional Impact to the Centre Regional Planning Commission to begin the regional review process.

At their May 11th meeting, the Board received a presentation from CRPA staff regarding future growth projections and the Future Land Use Map (FLUM). The Board was asked to provide additional policy direction to assist the Planning Commission with its upcoming discussions of the FLUM. Following the CRPA's presentation, there was consensus that areas within the existing Regional Growth Boundary can accommodate growth for the next 20 years and that the Commission should discuss "cleanup" areas where existing development should be added to the Boundary.

7. STATUS OF LAND DEVELOPMENT/SUBDIVISION PLANS UNDER REVIEW:

The following plans are currently being reviewed by the Township. If members of the Commission have questions about any of these projects or would like to view the plans, please let Staff know.

- **Rockey Ridge Section 6 Preliminary Subdivision Plan** – Includes 15 building lots on the northeast side of the existing Rockey Ridge development. This plan will have to be reviewed by the Planning Commission prior to consideration by the Board of Supervisors.
- **Rocky Ridge Preliminary Subdivision Plan** – This plan proposes a 0.365 acre exchange of land between the open space lot and the remaining undeveloped lands, a sidewalk from the existing development to the recently acquired Kaywood Park land connection, and the ability to dedicate East Kay Street to connect to the Kaywood neighborhood.
- **Blue Spring Enclave Final Subdivision Plan** – The Planning Commission reviewed the Blue Spring Enclave Preliminary Plan in August 2025, which was conditionally approved by the Board of Supervisors in September 2025. The plan proposes the development of seven building lots on a 4.58 acre lot on West Main Street.

8. ADJOURNMENT: