

HARRIS TOWNSHIP

224 East Main Street

Boalsburg, PA 16827

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PLANNING COMMISSION

Hybrid Meeting

September 21, 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/gsZT9gLDSKem3YhOxHGiMg
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

September 21, 2026 – 7:00 P.M.

Agenda

www.harristownship.org

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

Move to approve the minutes of the July 20, 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. DATA CENTER DRAFT ORDINANCE:

At the last meeting, the Planning Commission discussed the parameters that seemed appropriate for a data center ordinance in Harris Township. Using that information, as well as additional ideas learned at a webinar the Zoning Officer attended in late July, plus a few things from additional research, staff have crafted a draft of an ordinance for discussion and consideration. The draft is included with the agenda.

Staff are also forwarding via email the slides provided at the July webinar in case PC members are interested in reviewing the information. Staff takeaway from the webinar was that PSU believes most of the data centers that will be built have, in fact, already been built. That isn't to say that data centers won't be proposed in our area, but the demand seems to have peaked in the northeast, and the hub of data centers serving the large mid-Atlantic region (and those currently under construction) are performing to expectations.

A mitigating factor for data center expansion appears to be of a more technical nature. Staff do not pretend to be tech-savvy enough to fully explain it, but the Chat GPTs and Claudes of the world are Large Language Model (LLM) based, meaning that they freely navigate the internet for answers to queries, creating the huge need for facilities that perform those functions. Small Language Models (SLM) are static apps that download on phones and PCs and are preprogrammed with information that is refreshed with periodic version updates. Unless a user instructs the SLM app to search for information, it won't travel outside of the device on which it exists, creating no new load for data centers.

Many believe that the future of this kind of AI is a hybrid of the two, which would involve a certain amount of self-contained knowledge for users combined with less frequent internet searches, thereby reducing (in theory) the need for data center expansion. Time will tell if this is the case.

Recommendation: Discussion item. If the PC believes some amendments are necessary, staff can complete such and present a revised draft at a future meeting. If the PC believes very minor or no amendments are required, a motion can be made to forward the draft to the Board of Supervisors for consideration soon.

b. OPEN HOUSES FOR PROPOSED VILLAGE ZONING AMENDMENTS:

In 2024 and 2025, the Planning Commission conducted a comprehensive analysis of land use patterns in Boalsburg and surrounding neighborhoods. As a result of this analysis, the Commission recommended that the Township amend several existing regulations and create a new zoning district (Village Residential) for portions of the village.

The Commission discussed these proposed ordinance amendments with the Board of Supervisors on September 24, 2025, and on January 28, 2026. The Board asked that the Commission hold open houses to gather public input before presenting draft ordinances for their consideration.

Staff worked on preparing materials for these open houses to help inform the public of the Commission's recommendations. Staff recommend that the Commission host two open houses, one in the daytime and one during an evening, to provide opportunities for interested property owners and residents to participate. Notice will be mailed to all property owners within the potentially affected area. If a property owner is unable to attend an open house, staff can meet with them individually.

Staff will review the materials presented for the open houses. The Commission should also work with staff to identify dates for the open houses.

Recommendation: Discussion item.

c. AGENDA FOR SEPTEMBER:

The Planning Commission should discuss what items to include on its September agenda.

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 August 10th meeting, the Board of Supervisors approved the Rockey Ridge Final Subdivision Plan that included a small land swap and future dedication of East Kay Street to the Township. The Board also discussed amendments to the SALDO and Zoning ordinance to require the posting of signage when a subdivision, land development, or planned residential development plan is submitted. The ordinance was sent to the CRPC for review and will be considered at the October Board meeting.

At their September 14th meeting, the Board approved the John W. Tennis Minor Subdivision Plan which proposes combining two lots along Boal Avenue into one parcel. The Board also discussed the Future Land Use Map and moved that item forward to the CRPC.

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.
- **King Minor Subdivision Plan** – The plan proposes consolidating two lots in the Hawk Ridge subdivision at the corner of Emma Court and South Academy Street.

8. ADJOURNMENT: