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
November 16, 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/6wrFthv7SU2u6ZgYseTeew
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
November 16, 2026 – 7:00 P.M.
Agenda

www.harristownship.org

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

   Move to approve the minutes of the September 21, 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. VILLAGE ZONING FRAMEWORK OPEN HOUSE RESULTS:

      The Planning Commission held open houses on October 26th and 27th to solicit feedback on the proposed zoning framework for the Village. Letters were sent to all property owners within the potentially affected area, and the open houses were also advertised to the public in the Township's E-Update.

      A total of 32 residents attended the open houses. One resident that was unable to attend either date met with staff to discuss the proposal. Attendees were provided with a feedback form to solicit input. The deadline to submit input was November 9th.

      The Township received feedback from 18 individuals. Several provided feedback via the prepared form while others emailed their comments. The feedback provided was generally positive, with some making recommendations. Feedback results are included as an attachment to the agenda.

      Recommendation: Discussion item. The Planning Commission should discuss resident feedback on the proposed zoning framework and determine if any modifications should be made to the proposal.

   b. 2027 Work Plan:

      The Planning Commission will present its 2027 Work Plan to the Board of Supervisors on January 27, 2027. The Commission should begin discussing items they would like to include in the 2027 Work Plan. The draft work plan will be finalized at the Commission's January 2027 meeting.

      A copy of the 2026 work plan and accomplishments is included with the agenda.

Recommendation: Discussion item.

c. AGENDA FOR December:

The Planning Commission should discuss what items to include on its December 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 October 12th meeting, the Board of Supervisors adopted ordinance 387, which established development proposal signage requirement and ordinance 388, which adopted amendments to the shade tree requirements section of the Subdivision and Land Development Ordinance. The Board also conditionally approved the King Minor Subdivision plan, which consolidated two lots in the Hawk Ridge development.

At the October 26, 2026 COG General Forum meeting, the General Forum unanimously approved the Tussey Mountain Development of Regional Impact application. This officially incorporated Tussey Mountain into the Regional Growth Boundary and Sewer Service Area.

At their November 9th meeting, the Board approved the Freeman/Ombalski/Lisko minor subdivision plan, which proposed a minor lot line adjustment to two parcels on Bailey Lane. The Board also discussed the draft data center ordinance that was prepared by the Planning Commission. The Board recommended that staff incorporate several minor amendments to the ordinance before further review by the Board.

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.

8. ADJOURNMENT: