

**HARRIS TOWNSHIP
BOARD OF SUPERVISORS
PLANNING COMMISSION
Joint Meeting Minutes
April 22, 2026**

Board Members in Attendance: Dennis Hameister, Chair
Frank Harden, Vice Chair
Nigel Wilson
Tracey Moriarty
Chris Murrell

**Planning Commission Members
in Attendance:** Kent Baker, Chair
Peggy Johnson, Vice Chair
Jeff Duerr
Bob Igo
Phill Becker
Robert Hoffman
Kelly Wolgast, Alternate
Alexander Schmidbauer, Alternate

Staff in Attendance: Mark Boeckel, Township Manager

Public in Attendance: Pam Adams, Centre Regional Planning Agency Director
Jenna Wargo, Principal Planner, Centre Regional Planning
Agency
Brian Heiser, State College Borough Water Authority
Chris Dochat, S & A Homes
Diane Farr
Keely Deutsch
Joseph Kotanchik
Constance Ehrenhaus
Tom Songer

1. CALL TO ORDER:

Chair Hameister called the April 22, 2026 meeting to order at 7:00 PM.

2. CITIZEN COMMENTS:

There was no one present to discuss items not on the agenda.

3. TOWNSHIP BUSINESS:

a. FUTURE LAND USE MAP (FLUM) DISCUSSION:

Pam Adams, the Centre Regional Planning Agency Director introduced herself and her staff and said this is a joint meeting with the Board of Supervisors and the Planning Commission members. She said earlier this evening, the CRPA hosted an open house to receive feedback from Harris Township residents. She gave a brief recap the process of updating the Centre Region Comprehensive Plan, which serves as the primary planning document for College, Ferguson, Halfmoon, Harris, and Patton Townships, and the Borough of State College. As part of the update process, the CRPA is requesting public and municipal input on the Future Land Use Map (FLUM).

She said they have been working on the update to the Centre Region Comprehensive Plan. She said the last update was completed in 2013 and it is required to be reviewed every 10 years. She said this document is a blueprint for the future. She explained the benefit of a regional Comprehensive Plan. She said they hope to have a draft Comprehensive Plan by the end of the year.

She discussed the Regional Growth Boundary and said they will look at what choices and options are within the Regional Growth Boundary and they also want to talk about if there are areas the Board and Planning Commission would want to see some growth outside the Regional Growth Boundary.

She explained the Future Land Use Map (FLUM) is a visual guide that shows how different areas of the community are planned to grow and develop over the next 20 years. It highlights where homes, businesses, parks, and other land uses are most appropriate, helping ensure growth is sustainable and well-organized. The FLUM reflects the community's vision and supports decision-making for future development. She explained the interactive maps available.

She said the joint meeting is an opportunity for the Board of Supervisors and Planning Commission to consider how updated land use categories, regional development capacity, and community priorities should be reflected on the FLUM. CRPA Staff will facilitate discussion on key policy questions and tradeoffs associated with future land use decisions.

Ms. Wargo reviewed the Future Land Use Map categories. She said a lot more classifications and flexibility have been added. She discussed lot densities and rural lots. She briefly discussed the REDCAP report. She noted in the data she has analyzed, Harris Township residents consistently rank conservation and recreation as their top priorities. She discussed projected population growth and age range and what is needed in the Township to accommodate those projected numbers.

She said they are asking the Board and Planning Commission to think about three specific things today: 1) housing that serves working families without compromising the character the Township has worked to protect, 2) light industrial and economic uses and 3) the conservation aspect.

Chair Hameister opened the meeting for public comment.

Diane Farr asked about additional homes being added and how it would affect the sewer capacity since the Sewer Service Area is tied to the Regional Growth Boundary. Ms. Adams explained that currently, the Sewer Service Area is able to be adjusted through a Development of Regional Impact application. She explained the process and what it entails.

Those present broke out into various discussion groups to discuss the FLUM map. Following the breakout sessions, Ms. Wargo reviewed some of the discussions. She said there are three lots in Kaywood that were developed as part of a rural clustering subdivision that have on-lot septic systems because they are outside the Regional Growth Boundary but the properties across the street have public sewer. This is an area that should be considered for inclusion in the expansion of the RGB.

She also said discussion was held regarding four lots on Torrey Lane that have been identified by the SEOs that have a lot of failures and those should also be considered for inclusion. The group also discussed the 32-acre property owned by Pine Hall Associates near Emma Court and the vacant lots east of the Calvary Church for inclusion. It was agreed the Planning Commission should look at the possibility of these properties being included on the FLUM.

Ms. Wargo also discussed the older neighborhoods in Shingletown and the fact that many of these properties have on-lot septic systems and are outside of the RGB. The group discussed areas inside and outside of the RGB and the Hess Field property. A suggestion was made that the sewer should go all the way to Shingletown as part of a future growth area.

Following these discussions, it was agreed the lots Ms. Wargo discussed in Kaywood and along Torrey Lane should be included in the FLUM and the Planning Commission should look into considering the Pine Hall Associates lot and the vacant lots east of the Calvary Church for possible inclusion.

b. LETTER OF SUPPORT FOR REGIONAL TRANSIT STUDY:

Mr. Boeckel said Bellefonte Borough requested a letter of support for the proposed Nittany Valley Regional Transit Study. A copy of the request was sent via email to the Board. The Bellefonte Borough Manager was notified that any letter of support would be sent after the requested date.

Mr. Boeckel explained that a letter of support from the Board to the Chair of the MPO would get this study added to the TIP for a funding opportunity from the MPO at a later date.

The Board discussed Bellefonte Borough's decision to drop CATA service. Since the Borough is not an MPO member and much of the relevant data is already available through CATA, the Board determined that Harris Township should not be involved in this matter. The Board asked Mr. Boeckel to contact Bellefonte Borough and advise them that the Township was not interested in writing a letter of support for this study.

4. ADJOURNMENT:

There being no further business to come before the Supervisors, Chair Hameister adjourned the meeting at 8:50 PM.

Respectfully Submitted,

Mark Boeckel, AICP
Township Secretary