

**HARRIS TOWNSHIP
Planning Commission
Meeting Minutes
February 17, 2026**

Members in Attendance: Kent Baker, Chairman
Peggy Johnson, Vice Chairman
Bob Igo
Jeff Duerr
Phill Becker
Maria Spencer – via Zoom
Renee Diehl, Alternate
Kelly Wolgast, Alternate
Alexander Schmidbauer, Alternate

Staff in Attendance: Mark Boeckel, Township Manager
Debbie Lang, Administrative Secretary – via Zoom

Public in Attendance: Jenna Wargo, CRPA Principal Planner

Public in Attendance via Zoom: Jeff Fredericks
Bryan Norton

CALL TO ORDER:

Chair Baker called the February 17, 2026 meeting of the Harris Township Planning Commission to order at 7:00 PM.

APPROVAL OF MINUTES:

Ms. Johnson moved to approve the minutes of the January 12, 2026 meeting. Mr. Igo seconded the motion. The minutes were unanimously approved as submitted.

PUBLIC COMMENT:

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

4. PLANNING COMMISSION BUSINESS:

- a. FUTURE LAND USE MAP PRIMER – CENTRE REGIONAL PLANNING AGENCY (CRPA):

This was not read at the meeting but was part of the agenda language.

CRPA Staff will provide a Future Land Use Primer to orient Planning Commissioners to key components of the Comprehensive Plan update. The presentation will include an overview of the updated Land Use categories, a recap of the Trend Reports—including the newly developed Sustainability Trend Report—and an introduction to a live, web-based Existing Land Use Map to allow participants to view current land use conditions.

The presentation will also include a review of the Regional Development Capacity Report (REDCAP) to help Planning Commissioners understand development capacity within the Regional Growth Boundary (RGB) and Sewer Service Area (SSA) in advance of the upcoming joint meeting with elected officials for the Future Land Use Map for Harris Township.

Staff recommends the Planning Commission receive the presentation and ask questions of the materials provided.

Ms. Wargo provided the members with a PowerPoint presentation explaining the purpose of the future land use map (FLUM). She gave an update on the progress thus far, she discussed the One Vision for 2045 and the values and visions. She also explained the Big Ideas that were identified during this process. She briefly discussed the REDCAP report from 2023, the Housing Report, Demographic Report and Economic Development Report all from 2025. She reviewed the available developable land within the RGB and residential development capacity. Ms. Wargo also discussed the projected residential and non-residential demand.

Ms. Wargo showed the members the existing land use map that can be used to toggle back and forth and look at the old land use categories. In response to a question from Chair Baker, Ms. Wargo said the next step in this process would be to hold a joint meeting with the Board of Supervisors and hold an open house to review the FLUM.

Mr. Boeckel recommended that the Planning Commission cancel their April 20th meeting and hold a joint meeting on the Board on April 22nd. He said he will check with the Board and let the Planning Commission know if that date will work.

b. AGENDA FOR MARCH:

Mr. Boeckel said for the March agenda, staff is hoping to bring back a couple of the items in the zoning and SALDO that were identified last year as needing more work. He said there may also be some discussion on the open houses for the Village district zoning changes. He said that would depend on whether or not the technology issue at the CRPA is taken care of soon. He said he was hoping to have the open houses in May.

5. REPORTS:

Zoning permits: The zoning permits report for January was circulated.

CRPC: Mr. Duerr said this group discussed sewer authority planning to make changes on Meeks Lane and eliminate some of the pump stations and offer sewer to some of the septic users, they discussed PAM Health is coming up by the Penn Stater in Innovation Park, and they discussed

ARL planning to move to Innovation Park.

CCMPO Technical Committee: Ms. Johnson said this group received an update on the connector project and were advised the EIS is complete and is under legal review and should be out within the next week or so. She said PennDOT is also working with DEP on water permits. They discussed a letter from the Harris Township Board of Supervisors regarding the interchange on Route 45. She said PennDOT advised the comments and the letter from the Board will not be included in the draft EIS. She said there will also be a paving reconstruction project on the bypass ahead of when they start the connector project and they discussed the restructuring of the Technical Committee.

Spring Creek Watershed Commission: Mr. Igo said he would no longer be reporting on this group and that Supervisor Murrell will be providing updates.

6. RECENT ACTIONS BY THE BOARD OF SUPERVISORS:

At their January 28th meeting, the Board of Supervisors received a presentation on the Commission's 2025 accomplishments and 2026 work plan. The Supervisors were supportive of the work plan as presented.

At their February 9th meeting, the Board of Supervisors approved Ordinance No. 383, expanding the composition of the Planning Commission to include up to three alternate members.

The Board also approved the Aikens Cabins Property Site Plan.

Mr. Boeckel provided an updated on a plan that was submitted for Rockey Ridge, the Weaver Plan and the development of regional impact that Tussey Mountain has submitted to CRPA for review.

7. ADJOURNMENT

There being no further business to come before the Planning Commission, Mr. Becker moved to adjourn and Mr. Duerr seconded the motion. The motion passed unanimously and the meeting was adjourned at 8:26 P.M.

Respectfully submitted,

Mark Boeckel, AICP
Township Manager