

**HARRIS TOWNSHIP
Planning Commission
Meeting Minutes
March 16, 2026**

Members in Attendance:	Kent Baker, Chairman Peggy Johnson, Vice Chairman Bob Igo Jeff Duerr Phill Becker Robert Hoffman Maria Spencer – via Zoom Kelly Wolgast, Alternate – via Zoom Alexander Schmidbauer, Alternate
Staff in Attendance:	Mark Boeckel, Township Manager Todd Shea, Zoning/Ordinance Enforcement Officer
Public in Attendance:	Josh Lincoln
Public in Attendance via Zoom:	Jeff Fredericks

CALL TO ORDER:

Chair Baker called the March 16, 2026 meeting of the Harris Township Planning Commission to order at 7:00 PM.

APPROVAL OF MINUTES:

Mr. Igo moved to approve the minutes of the February 17, 2026 meeting. Mr. Duerr 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. TUSSEY MOUNTAIN DEVELOPMENT OF REGIONAL IMPACT:

Mr. Boeckel provided an overview of the Development of Regional Impact (DRI) application purpose and process, noting that Tussey Mountain is requesting that the entirety of their property be added to the Regional Growth Boundary and Sewer Service Area. He provided a brief history

of how public sewer service was provided to the property in the early 1990s as the result of a sewer failure and explained that the property is unable to be further developed with wastewater generating uses unless the property is brought within the boundaries. He stated that Tussey Mountain has provided a conceptual master plan showing how they intend to further develop the property, necessitating the expansion of additional public sewer service. He also explained the zoning implications of a DRI approval, which would allow the property owner to establish a recreational resort on the property in conjunction with the existing outdoor recreational facility.

Josh Lincoln, representative for Tussey Mountain, explained that they need to make improvements to the facility as it is outdated and doesn't meet the needs of their customers. He said that they want to be a four-season destination. In response to a question from the commission, Mr. Lincoln also clarified that the facility is not using beneficial reuse water to make snow but that they hope to explore that possibility in the future.

The Commission discussed the DRI application and there was consensus that the request should be supported. The Commission stated the following findings of fact to support the request being approved:

- The proposal is complementary to the current uses on the site.
- The use of the property as an outdoor recreational facility is a good use for the site and benefits the Centre Region.
- The property is already served with public sewer.
- The proposal is consistent with the Boalsburg Small Area Plan.
- Expansion of the facility aligns with economic development objectives of the community.
- Tussey Mountain is the only ski area within the county, and this unique use has benefitted many residents. If it is unable to grow to support existing uses and be a four-season facility, it may not survive.

Mr. Igo moved to support approval of the DRI application for Tussey Mountain and include the stated findings of fact in their recommendation to the Board of Supervisors. Mr. Duerr seconded the motion. The motion passed unanimously.

b. MINOR SUBDIVISION PLAN DISCUSSION:

Mr. Shea introduced the item by reminding the Planning Commission that this topic had been identified as a point of interest during discussions in 2025 when minor edits and corrections were made to both the Zoning and SALDO ordinances.

Mr. Shea explained the existing definition of a minor subdivision plan and described the research completed of the Municipalities Planning Code and other Centre Region township ordinances in preparation for the agenda. Mr. Shea said that there is great variety in how minor plans are handled regionally, but Staff recommends keeping Harris Township minor plans simple and concise. Mr. Shea offered that a number of professionals review plans submitted to Staff, so various areas of expertise are tapped in completing ordinance compliance verification – what the Planning Commission and Board of Supervisors see in their agendas are plans that have

essentially completed the compliance process.

Planning Commission members discussed several different development types and whether any value would be added to the review process should the Planning Commission review minor subdivision and land development plans. It was consensus of the Commission that the various Staff reviews adequately cover ordinance compliance verification, so the recommendation was to maintain the review process for minor plans as it is described in Chapter 11.

c. CHANGES TO THE FORMAT OF MEETING MINUTES:

Mr. Boeckel informed the Commission that future meeting minutes will be in a summary format rather than capturing the details of all discussions.

d. AGENDA FOR APRIL:

The Planning Commission was reminded that they would be holding a joint meeting with the Board of Supervisors on April 22, 2026 to discuss the future land use map. Mr. Boeckel also informed the Commission that they would likely begin discussing data centers at their May meeting.

5. REPORTS:

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

CRPC: Mr. Duerr reported that the CRPC meeting for March was cancelled.

CCMPO Technical Committee: Ms. Johnson reported that the CCMPO Technical Committee had not met since the last Planning Commission meeting.

6. RECENT ACTIONS BY THE BOARD OF SUPERVISORS:

Mr. Boeckel reported that the Board had discussed the Tussey Mountain Development of Regional Impact at their meeting on March 9th and forwarded it to the Planning Commission.

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 8:07 P.M.

Respectfully submitted,

Mark Boeckel, AICP
Township Manager