



CENTRE REGION COUNCIL OF GOVERNMENTS OFFICE OF ADMINISTRATION

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October 7, 2008

Amy Farkas, Manager
Harris Township
P.O. Box 20
Boalsburg, Pennsylvania 16827

RE: Centre Region Council of Governments, General Forum comments on Development of Regional Impacts for Harris Township

Dear Ms. Farkas;

During its September 22, 2008 meeting, the Centre Region Council of Governments General Forum reviewed the Harris Township Development of Regional Impact proposal to amend the Township's Agricultural (A) zoning district.

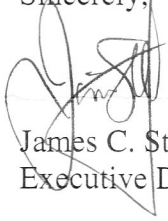
Overall, the General Forum supported the proposed revisions to the Harris Township Zoning Ordinance for Agricultural (A) zoned properties to allow additional density located within the Regional Growth Boundary and Sewer Service Area. The following are specific comments that were noted at the meeting:

1. The General Forum recognized that the intent of Harris Township's proposed zoning amendment is to promote the efficient use of infrastructure within the Regional Growth Boundary and Sewer Service Area as recommended in the 2000 Centre Region Comprehensive Plan. The members questioned whether the proposed increase in density from one dwelling unit per acre to two dwelling units per acre is sufficient to meet the intent, or whether a higher density (beyond two units per acre) should be considered. For example, members noted that the adjacent neighborhoods of Kaywood and Willowbrook are higher density than two units per acre.
2. The General Forum members acknowledged that one of the reasons Harris Township is considering an increase in density for the four parcels identified in the Development of Regional Impact Report is the location of the parcels within the public sewer service area. The General Forum members asked whether the availability of public sewer is sufficient reason to distinguish between these properties inside the sewer service area and agricultural properties outside the sewer service area that may also wish to increase density.
3. The General Forum members noted that the increase in density on the four parcels and their distance from employment centers could result in a desire by future residents to use public transit. Members recommended that public transit be provided for as a transportation option in these areas.

Because Harris Township's request is for an amendment to the Agricultural Zoning District and not an expansion of the Regional Growth Boundary and Sewer Service Area, the comments provided by the General Forum are advisory in nature. Please feel free to contact me if you have any questions or concerns regarding the above comments.

Thank you for referring this Development of Regional Impact report to the General Forum and for the investment of time committed to preparing such as high quality comprehensive proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "James C. Steff", is written over a horizontal line. The signature is stylized and somewhat cursive.

James C. Steff
Executive Director

Cc: Centre Region Managers
Tom Zilla, AICP, Acting CRPA Director