

# HARRIS TOWNSHIP

224 East Main Street  
Boalsburg, PA 16827

Phone: (814) 466-6228 Fax: (814) 466-3396 Website: [www.harristownship.org](http://www.harristownship.org)

## BOARD OF SUPERVISORS

Hybrid Meeting  
October 13, 2025  
7:00 PM

### GENERAL MEETING INFORMATION

Remote Participants	To attend via Zoom, click the link below to register and obtain a link: <a href="https://us02web.zoom.us/meeting/register/S_utVyalTQKI3jReHiKEiw">https://us02web.zoom.us/meeting/register/S_utVyalTQKI3jReHiKEiw</a>
In-Person Participants	Harris Township Office – Meeting Room 224 East Main Street Boalsburg, PA 16827
Meeting Contact: Deb Lang - email: <a href="mailto:secretary@harristownship.org">secretary@harristownship.org</a> 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](mailto:manager@harristownship.org).



## HARRIS TOWNSHIP BOARD OF SUPERVISORS

October 13, 2025 – 7:00 P.M.

### Public Hearing

[www.harristownship.org](http://www.harristownship.org)

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#### 1. CALL TO ORDER:

The Chair will lead the Pledge of Allegiance.

#### 2. PROPOSED ORDINANCE #377 – PERMITTING PARKING ON THE EAST SIDE OF DEARING DRIVE:

At the July 14, 2025 meeting, the Board of Supervisors received a request from the Springfield Commons Homeowners Association to permit on-street parking along the east side of Dearing Drive. Parking is currently prohibited on both sides of the roadway.

The Township's Traffic Engineer Rob Watts reviewed the request and noted that on-street parking potential would be limited due to roadway intersections and driveways. Since the roadway is narrow, permitting parking on either side of Dearing Drive could require vehicles to yield to oncoming traffic when cars are parked along the roadway, which would have a traffic calming effect. Based upon required site distance at intersections and the number of driveways along the east side of the road, Staff estimates that a maximum of 10 spaces could be created if on-street parking is permitted.

Proposed ordinance #377 would amend Chapter 8, Article 1, Section 1.31 to only restrict parking on the west side of Dearing Drive.

#### 3. ADJOURNMENT



## HARRIS TOWNSHIP BOARD OF SUPERVISORS

October 13, 2025 – 7:00 P.M.

Public Hearing

[www.harristownship.org](http://www.harristownship.org)

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1. CALL TO ORDER:

2. PROPOSED ORDINANCE #378 – AMENDMENTS TO THE SIGN ORDINANCE:

In 2024, the Board referred the sign regulations to the Planning Commission to address issues related to personal message signs that became apparent with the first election cycle following the ordinance redraft a few months earlier. After discussion of the matter at several meetings, the Planning Commission forwarded to the Board a recommendation that the ordinance be amended to place no limit on the number of personal message signs of not more than five square feet in area per face a property may display at any time.

Additionally, the recommendation includes a new subsection allowing not more than two signs of five square feet or less in area per face to be displayed on properties directly related to a temporary business transaction or service actively occurring on the property. The signs must be removed within 30 days of when the business transaction or service is complete. These signs are intended to address situations where contractors or other service entities, including real estate signs, are working on projects – activities such as property maintenance or regular upkeep of properties are not included with this type of sign since those uses are seasonal or longer and are not temporary in the manner the amendment intends.

Other minor technical amendments are proposed with this recommendation including the removal of references to “home occupations” which are replaced with references to “home-based businesses”.

Included with the agenda is a copy of proposed ordinance #378 which includes the proposed amendments to Chapter 12, Article 14, Signs. The CRPC reviewed the proposed ordinance at their October 9<sup>th</sup> meeting.

3. ADJOURNMENT



## HARRIS TOWNSHIP BOARD OF SUPERVISORS

October 13, 2025 – 7:00 P.M.

### Agenda

[www.harristownship.org](http://www.harristownship.org)

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1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

Move to approve the minutes of the September 8, 2025 regular meeting and the September 24, 2025 regular meeting.

3. CITIZEN COMMENTS:

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 that point in the meeting.

4. NEW AGENDA ITEMS:

Pennsylvania Act 65 requires the posting of agendas on the Township website 24 hours before a meeting. Only emergency and de minimus items, and items for discussion only, can be added to the agenda by a majority vote of the Board of Supervisors.

If the Board has any items they wish to add to the agenda, they should discuss them at this time.

5. TOWNSHIP BUSINESS:

a. 2026 POLICE BUDGET:

State College Police Chief John Gardner will be present to discuss the 2026 Police Budget. The Chief is recommending we contract for 76 hours of service per week at an hourly rate of \$141.16 per hour. He is recommending those hours be split as follows: 20 hours for scheduled patrol, 20 hours for traffic/selective enforcement, 24 hours for complaint response and specific assignments and 12 hours for detective and community relations/crime prevention services.

The Township is currently contracting for 76 hours of service per week at a rate of \$134.74 per hour. A copy of the budget is included in the agenda packet.

**Recommendation: Discussion item.**

b. CLEARWATER CONSERVANCY – HESS FARM PROJECT:

Elizabeth Crisfield, Executive Director of Clearwater Conservancy, will be present to provide the Board of Supervisors with an update on the Slab Cabin Run Initiative at the Hess Farm in Shingletown.

**Recommendation: Discussion Item.**

c. SPRING CREEK WATERSHED COMMISSION PRESENTATION:

Bob Igo, alternate representative to the Spring Creek Watershed Commission, will provide the Board of Supervisors with a presentation on the Commission's budget proposal and an update on the status of the Commission.

**Recommendation: Discussion Item.**

D. MOUNT NITTANY HEALTH MINOR LAND DEVELOPMENT & LOT CONSOLIDATION PLAN:

On August 21, 2025 staff received from HRG, Inc. a minor plan that proposes the addition of acreage the medical center owners acquired from PennDOT as well as some minor changes to the parking lot design that normalizes some undesirable geometry and adds 18 parking spaces. The proposed changes supplement the land development plan that the Board approved earlier this year.

One review was completed of the plan, copies of which are included in the agenda as well as two plan sheets – sheet 8 shows the design approved earlier this year and sheet 10 shows what is proposed with this revision. A small number of comments are yet to be addressed but should be resolved in a timely fashion.

**Recommendation: Move to approve the Mount Nittany Health Minor Land Development & Lot Consolidation Plan contingent upon the satisfactory completion of outstanding comments from the September 3, 2025 memo of the Principal Planner, and the September 17, 2025 letters of the Township Engineer and Zoning Officer.**

e. LINGLE SOUTH MINOR SUBDIVISION PLAN:

On May 23, 2025, staff received from PennTerra Engineering, Inc. a minor subdivision plan that proposes the creation of three lots of less than 10 acres in area (4.99/6.71/7.172), two lots of more than 10 acres in area (20/30.471), and a 57.472 acre residual tract. Additionally, the plan proposes the dedication of a strip of land that is 1.54 acres in area that connects Rocky Ridge, Kaywood Park, and Kaywood North Estate Lots to Linden Hall Road via a future trail that can be constructed on the property. All lots will be served by wells and on-lot septic systems. A sewage facilities planning module resolution was previously approved by the Board and is under review by DEP.

Three reviews of the plan have been completed, the third of which is included with the agenda as well as a plan sheet. The area the Lingles are dedicating to the Township are highlighted on the plan sheet. A small number of comments remain that can be addressed in a timely fashion.

One waiver request has been submitted for plan scale – the requirement of 11-3.1 of the Harris Township Code of Ordinances (at the time the plan was submitted) was that plans must be drawn at a scale of 1" = 50' or larger; the plan is drawn at a scale of 1" = 200' due to the large acreage of the property.

**Recommendation: Move to approve the Lingle South Minor Subdivision Plan contingent upon the satisfactory completion of review comments from the September 30, 2025**

**memo of the Principal Planner, the October 7, 2025 letter of the Zoning Officer, and the October 8, 2025 letter of the Township Engineer.**

f. PROPOSED ORDINANCE 377 – PERMITTING PARKING ON THE EAST SIDE OF DEARING DRIVE:

A public hearing was held on this item earlier this evening.

At the July 14, 2025 meeting, the Board of Supervisors received a request from the Springfield Commons Homeowners Association to permit on-street parking along the east side of Dearing Drive. Parking is currently prohibited on both sides of the roadway.

The Township’s Traffic Engineer Rob Watts reviewed the request and noted that on-street parking potential would be limited due to roadway intersections and driveways. Since the roadway is narrow, permitting parking on either side of Dearing Drive could require vehicles to yield to oncoming traffic when cars are parked along the roadway, which would have a traffic calming effect. Based upon required site distance at intersections and the number of driveways along the east side of the road, Staff estimates that a maximum of 10 spaces could be created if on-street parking is permitted.

Proposed ordinance #377 would amend Chapter 8, Article 1, Section 1.31 to only restrict parking on the west side of Dearing Drive.

**Recommendation: Move to approve Ordinance #377, permitting on-street parking on the east side of Dearing Drive.**

g. PROPOSED ORDINANCE #378 – AMENDMENTS TO THE SIGN ORDINANCE:

A public hearing was held on this item earlier this evening.

In 2024, the Board referred the sign regulations to the Planning Commission to address issues related to personal message signs that became apparent with the first election cycle following the ordinance redraft a few months earlier. After discussion of the matter at several meetings, the Planning Commission forwarded to the Board a recommendation that the ordinance be amended to place no limit on the number of personal message signs of not more than five square feet in area per face a property may display at any time.

Additionally, the recommendation includes a new subsection allowing not more than two signs of five square feet or less in area per face to be displayed on properties directly related to a temporary business transaction or service actively occurring on the property. The signs must be removed within 30 days of when the business transaction or service is complete. These signs are intended to address situations where contractors or other service entities, including real estate signs, are working on projects – activities such as property maintenance or regular upkeep of properties are not included with this type of sign since those uses are seasonal or longer and are not temporary in the manner the amendment intends.

Other minor technical amendments are proposed with this recommendation including the removal of references to “home occupations” which are replaced with references to “home-based businesses”.

Included with the agenda is a copy of proposed ordinance #378 which includes the proposed

amendments to Chapter 12, Article 14, Signs. The CRPC reviewed the proposed ordinance at their October 9th meeting.

**Recommendation: Move to approve Ordinance # 378, amending the sign ordinance.**

h. SHORT-TERM RENTAL REGULATIONS:

Over the past two months, Staff worked with the Township's Special Counsel to prepare updated draft regulations related to short-term rental uses. Included with the agenda are three draft ordinances, summarized as follows:

- Short-Term Rental Licensing and Regulation Ordinance – This ordinance would require all short-term rentals to be licensed by the Township. Licenses would be valid for one calendar year and are non-transferable. The draft retains most of the provisions reviewed by the Board in August, with several notable revisions, including:
  - Added Findings and Authorization sections.
  - Declared that any violation of the ordinance is a public nuisance.
  - Removed the General Liability Insurance Requirement
  - Clarified that required parking may consist of paving, stone, or similar material, provided it is improved to a mud-free condition.
  - Parking is prohibited outside of designated spaces.
  - Required that all advertisements include license information, maximum occupancy, and available parking spaces.
  - Prohibited occupancy of recreational vehicles, camper trailers and tents.
  - Added regulations concerning open fires, fire pits, and charcoal-burning grills.
  - Updated License Fees and Violations and Penalties section
  - Added a Revocation of Short-Term Rental License section
  
- Zoning Amendments to Define and Permit Short-Term Rentals – To permit short-term rentals, the Zoning Ordinance must be amended to define the use and identify districts where it is permitted. The Board of Supervisors referred this issue to the Planning Commission on September 8, 2025. Following discussion on September 15, 2025, the Commission recommended:
  - Adding a definition for short-term rental to the Zoning Ordinance;
  - Limiting the use to owner-occupied properties; and
  - Permitting the use as an accessory use in the following zoning districts:
    - Agricultural
    - Natural Areas
    - Agricultural-Residential
    - Rural Centers
    - Two-Family Residential
    - Multi-Family Residential
    - Village
    - Village Commercial

The Commission did not recommend permitting the use in the Single-Family Residential District.

- Modifications to the Property Maintenance Code – Short-term rental properties would

need to obtain a rental housing permit from the Centre Region Code Administration prior to receiving a short-term rental license from the Township. This draft ordinance would amend the property maintenance and fire code to require a rental housing permit for any rental period of one day or longer, creating consistency with the draft Short-Term Rental Ordinance.

The Board of Supervisors should review the draft ordinances and provide feedback to Staff. If the Board is generally satisfied with the draft regulations, Staff should be directed to finalize and advertise public hearings for the proposed ordinances.

**Recommendation: Discussion item. If the Board is satisfied with the draft ordinances, as proposed or with minor changes, a motion to schedule public hearings for the proposed amendments at a future meeting would be appropriate.**

i. COG SUMMARY BUDGET:

At their meeting on September 18, 2025, the Executive Committee referred the 2026 COG Summary Budget to the participating municipalities for review and comment. It was requested that comments be submitted to the COG Executive Director by 8:00 AM on October 16, 2025, for distribution to the Finance Committee. The Township's municipal share will decrease by 4.27%, which is \$34,366, for a total contribution of \$770,287.

Staff will forward any comments the Board has on the budget to the COG by the October 16, 2025 deadline.

**Recommendation: Discussion Item.**

j. HOMETOWN CHRISTMAS REQUESTS:

Boalsburg Hometown Christmas will be held on Saturday, December 6th. The schedule of events is similar to last year and includes breakfast with Santa, carriage rides from noon-3 PM, a live reindeer exhibit in the Township parking lot from 1 PM – 4 PM, and activities on the Diamond from 4 PM to 6:45 PM. The mailbox for Santa will be placed on the Diamond in the Township's right-of-way for the duration of the holiday season.

The Hometown Christmas Committee is requesting the closure of Main Street from the eastern end of the Diamond to Tennis Alley, and Church Street from Rockeys Alley to Chambers Alley for the tree lighting on December 6<sup>th</sup> from 3:30 PM to 7:00 PM. Township vehicles will be used to block the street for visitor safety. They are also requesting the use of the Boalsburg Fire Police for traffic control for the event.

**Recommendation: Move to approve the closure of the Main Street from the eastern end of the Diamond to Tennis Alley, and Church Street from Rockeys Alley to Chambers Alley on December 6th from 3:30 PM to 7:00 PM for the tree lighting and approve the use of the Boalsburg Fire Police for traffic control for the event.**

6. MANAGER'S REPORT:

A written report is provided.

7. APPROVAL OF VOUCHERS:

Move to approve voucher transmittal sheet No. 2025-9.

8. COG COMMITTEE REPORTS:

Executive Committee	Chairman Lord
Parks Capital Committee	Chairman Lord
Parks Governance Committee	Chairman Lord
Centre Region Parks Authority	Chairman Lord
Human Resources Committee	Vice-Chairman Wilson
Climate Action and Sustainability Committee	Vice Chairman Wilson
Land Use and Community Infrastructure	Supervisor Hameister
Centre County Solar Group	Supervisor Hameister
Finance Committee	Supervisor Harden
State College Area Connector Project	Supervisor Harden
Centre County MPO	Supervisor Harden
Facilities Committee	Supervisor Moriarty
Public Safety Committee	Supervisor Moriarty

9. ADJOURNMENT