

**MIDDLESEX TOWNSHIP
SUPERVISORS MEETING**

**May 7, 2025
7:00 P.M.**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Steven Larson William H. Goodhart
	SOLICITOR:	Keith O. Brenneman
	ENGINEER:	Gerald "Bud" Grove
	PUBLIC SAFETY	
	DIRECTOR:	Chief Steve D. Kingsborough
	FIRE / EMC:	Chief Edwin Beam
	ZONING OFFICER:	Mark D. Carpenter
	ASST. CODES ENFORCEMENT/	
	MS4 COORDINATOR:	Gerald Steigleman
	ROADMASTER:	Zachary L. Zook
	MANAGER:	Eileen M. Gault
	RECREATION	
	DIRECTOR:	Denise L. Jumper

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Donald S. Geistwhite, Jr. called the meeting to order at 7:00 p.m. in the Middlesex Township Municipal Building, with Robert Horning, Jr. leading the Pledge of Allegiance.

PUBLIC HEARING: To consider the adoption of an ordinance that adopts a new comprehensive zoning ordinance and new zoning map for Middlesex Township: Chairman Geistwhite announced that the first item on the agenda is a public hearing. Chairman Geistwhite then turned the meeting over to the Township Solicitor Mr. Brenneman. Mr. Brenneman stated that this was the time scheduled for a public hearing on an ordinance adopting a new comprehensive zoning ordinance and map for Middlesex Township. Mr. Brenneman reviewed the procedures followed up to the time of the public hearing. The Middlesex Township Planning Commission recommended approval of the proposed amendment, with comments and recommended changes. The Cumberland County Planning Department had numerous comments as a result of its review. Doing a rewrite of the entire zoning ordinance was initiated by the Board of Supervisors in late 2023. The draft zoning ordinance has been available on the township website in various forms since February 2024. Mr. Brenneman then referenced a letter he had received from the Zoning Officer Mr. Carpenter, submitted on behalf of counsel and signed by John D. Walter and Heidi Walter with a request that it is placed in to record. Mr. & Mrs. Walter have approximately 119 acres located north of Harrisburg Pike directly north of the interchange of the PA Turnpike, mostly adjacent to the Carlise Borough Sewer Authority. In the new zoning map the property is to be considered zoned R1 or low density residential. The Walter's request is given the premises' location at and near these interchanges, the fact that the premises are located next to a large-scale treatment plant, and the fact that the soil is questionable at best, the only zoning classification that makes sense for the premises is Industrial. As you know, the property is located next to Hempt Bros., Inc. property and the Sunday properties, which should also be reclassified as Industrial. (see attached) The meeting was then turned over to the Supervisors for comments. Vice-Chairman Larson stated that there has been a lot of work and effort put into the zoning ordinance rewrite and thinks the format is excellent and that most of the content is good. He then thanked Zoning Officer Mark Carpenter, and everyone involved in the project. Vice-Chairman Larson does not feel good about approving it as it is and provided a list of amendments for the record. (see attached) He then read a list of recommended changes by the Planning

Commission. (see attached) Township Solicitor Mr. Brenneman stated that with respect to item #4 concerning the PC recommendation there is no legal impediment to any change in that zoning. He then stated there are only two (2) Supervisors present and there are a lot of proposed changes and recommends that the hearing is continued so that the proposed changes can be addressed. At that time, he asked if there was any public comment.

Mr. Jim Gehr, 3351 Spring Road, stated that he appreciated Supervisor Larson's comments and supports them all. He had a presentation that addressed the "path" the Township is headed down and included some statistics of the dramatic increase in density of homes and the impact on the school district.

Mr. Phillip Neiderer, 281 N. Old Stonehouse Road, is concerned about the changes that have been occurring in the Township over the last few decades. He discussed the timeline pertaining to the Zoning Ordinance rewrite and asked that it is delayed giving residents more time to read and understand it.

Mr. Kirk Williams, Salzman Hughes, addressed the Board about a letter that was submitted to Mr. Carpenter regarding the parcels north of the railroad tracks, south of Claremont Road. There are four (4) parcels that they are proposing to rezone to the C2 Zoning District. Vice-Chairman Larson is not in favor of this rezoning. Mr. Andrew Kronenberg, Appalachian Asset Management, stated that the C2 zoning is not industrial zoning, it is anything that could potentially take advantage of the rail site as permitted in the C2 zone. There is already C2 zoning on that side and they are asking for consistency in that area.

Mr. John Schlitter, 3 Tiffany Drive, stated that he appreciates Steve Larson's concern about the residents and any proposed development at the proposed C2 district. There is allowance for medical marijuana growing in the proposed C2 and there is a perpetual smell from the current facility. Mr. Schlitter opposes the C2 change proposal.

Mr. Phillip Neiderer, 281 N. Old Stonehouse Road, stated that he is neighbors with his friends at Tiffany Drive and his quality of life has been greatly diminished by what is no longer a marijuana grower but is a marijuana pharmaceutical processing plant that he is not sure from a legal standpoint they have the authority to be a pharmaceutical producer in that area. There is a pink glow and horrific smell every day.

There being no further comments, Mr. Brenneman stated that there are several changes that were proposed by Vice-Chairman Larson and there were a couple of more that have been added to his list. Mr. Brenneman then recommended that the Board decide to continue the hearing to a later date. The law requires that at least forty-five (45) days is allowed for review by the County Planning Department. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed to continue the hearing until June 4, 2025, at 7:00 p.m. Chairman Geistwhite then declared the hearing closed.

PUBLIC COMMENT: No public comment.

MS4 / STORMWATER: MS4 Coordinator Mr. Steigleman stated that Township just received the invoice for the annual permit renewal. The stream restoration project has not started as of yet.

APPROVAL OF MINUTES: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the minutes of February 5, 2025.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the minutes of March 28, 2025.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the minutes of April 2, 2025.

AUTHORIZE PAYMENT OF BILLS: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize the payment of the May 2025 bills.

REPORTS:

Solicitor – No report.

Engineer – No report.

Director of Public Safety – Chief Kingsborough submitted the monthly Police Report. Report entered into record.

Fire/EMC – Chief Beam submitted the monthly Fire Chief Reports. Reports entered into record. Chief Beam then stated that he is concerned about the increase in automatic alarms. Township Solicitor Mr. Brenneman will provide Chief Beam with some suggested language for an ordinance to address the automatic alarms.

Zoning – Mr. Carpenter submitted the monthly Zoning Report. Report entered into record.

Codes Enforcement – Mr. Steigleman submitted the monthly Codes Enforcement Report. Report entered into record.

Roadmaster – Mr. Zook submitted and briefly discussed the monthly Roadmaster Report. Report entered into record. He gave a brief update on the Mill Road Bridge project and working with the Municipal Authority on a sewer blockage issue they were having.

Recreation/Recycling Coordinator – Mrs. Jumper submitted the monthly Recreation Director Report. Report entered into record.

Municipal Authority – Chairman Geistwhite reported that everything is going well at the Municipal Authority.

Manager – The Manager submitted a Treasurer's Report and the monthly report from CCTB (Cumberland County Tax Bureau).

OLD BUSINESS:

Discussion and possible action on extension of review time for Preliminary Final Land Development Plan for Saia Trailer Storage Lot: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed to approve the request of the applicant, Saia Motor Freight Line, LLC by their representative, Zachary S. Denk of H. F. Lenz Engineering, and accept an extension of the time period for action on the Preliminary/Final Land Development Plan for Saia Trailer Storage Lot, until August 6, 2025.

Discussion and possible action on the written Conditional Use decision for the solar energy system on the property of Giant Food Store: Township Solicitor Mr. Brenneman stated that there was a conditional use hearing last month and the Board had made a decision at that hearing and the law requires a written decision which Mr. Brenneman has provided. On the motion of Chairman Geistwhite, seconded by Vice Chairman Larson, it was unanimously agreed to approve the Conditional Use written decision with respect to the solar energy system on the property of Giant Food Store.

Discussion and possible action to authorize the advertisement of the ordinance amending the fireworks ordinance: Several years ago, there was an amendment to state law that allows various levels of fireworks regulation. Township Solicitor Mr. Brenneman reported that the draft ordinance that the Supervisors have has several changes to it that have been recommended, and Mr. Brenneman has approved the changes and they are consistent with state law. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize the advertisement of the ordinance amending the fireworks ordinance.

NEW BUSINESS:

Discussion and possible action on application of Cumberland County PA S5, LLC and Sol America Energy, LLC for Conditional Use Approval of Principal Solar Energy System proposed on property at 320 S. Middlesex Road: Mr. Zane Geist was present to represent the applicant. This consists of approximately 20 acres of solar array three-megawatt system at the Deitch property at 320 S. Middlesex Road. Township Solicitor Mr. Brenneman stated that within 60 days of the application date there is a Conditional Use hearing. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to have a Conditional Use hearing on the application to be held on June 27, 2025, at 7:30 a.m.

Discussion and possible action on the Stormwater Management Plan for Scot & Darlene Seitz, 58 Shellbark Court: Township Engineer Mr. Grove reported that he recommends denial of the plan due to plan deficiencies based on his March 14, 2025, letter. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to deny approval of the Stormwater Management Plan for Scot & Darlen Seitz, based on the Township Engineer's comments.

SUPERVISOR/STAFF COMMENTS: Chief Beam gave a brief update of the UGI project. It is going to be a 4.4-million-gallon LNG tank. They are putting in the pipelines with a goal to start filling the tank in August and go online in November. The truck route has yet to be finalized.

EXECUTIVE SESSION: There being no further business, on the motion of Chairman Geistwhite, it was agreed to adjourn the meeting at 8:10 p.m. to Executive Session with no action to be taken as a result.

March 28, 2024

Board of Supervisors
Middlesex Township
350 N. Middlesex Road
Carlisle, PA 179013

Planning Commission
Middlesex Township
350 N. Middlesex Road
Carlisle, PA 17013

**RE: Draft Middlesex Township Zoning Ordinance and Zoning Map dated
January 25, 2024**

Dear Board and Commission Members:

We, John and Heidi Walter, are the owners of approximately 119 contiguous acres located to the north of Harrisburg Pike (S.R. 0011), directly north of the interchange of the Pennsylvania Turnpike, mostly adjacent to the Carlisle Borough Sewer Authority wastewater treatment facility, and abutting the Conodoguinet Creek (the "Premises"). Despite the Premises' proximity to Harrisburg Pike and two interstate highway interchanges (including Interstate 81), for decades the Premises has been zoned as Residential Farming. We had hoped that the Township's efforts to update its Zoning Ordinance and Zoning Map would yield a more realistic zoning scheme for the Premises – a zoning scheme that reflects the reality of what is located in close proximity to our properties and the soils that make up the land; however, based upon our review of the draft Zoning Ordinance and Zoning Map, it appears the drafters of this ordinance have failed to understand the issues presented to us and provide for a more realistic zoning scheme for the Premises. We are hopeful that you think differently, as these lands have value to us, and their appropriate designation under the new zoning map is our only way to ensure that we are able to utilize these lands in the best and most productive use.

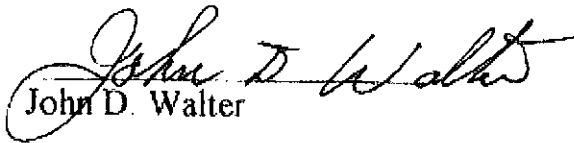
Under the new Zoning Map, the Premises is slated to be zoned R-1, or Low-Density Residential. This zoning district almost exclusively permits the use of the land for residential or agricultural purposes, similar to the current zoning of Residential Farming. This residential/agricultural classification is unrealistic and makes no practical or planning sense because these lands neither are suitable for residential uses nor are they quality agricultural lands. Indeed, it is not desirable or marketable to locate residential uses (and particularly single-family residential uses) next to a large-scale wastewater treatment facility. Portions of these lands are currently or have been previously used for the commercial use of storing concrete jersey barriers, and the agricultural value of these lands is questionable at best. In short, the Low-Density Residential designation of these lands does nothing but ensure that these lands remain undeveloped or underutilized, particularly as it continues to fail to recognize the site's ideal location next to an I-76 interchange and close proximity to an I-81 interchange.

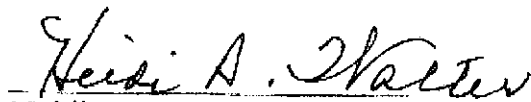
Given the Premises' location at and near these interchanges, the fact that the Premises is located next to a large-scale treatment plant, and the fact that the soil is questionable at best, the only zoning classification that makes sense for the Premises is Industrial. As you know, the Property is located next to the Hempt Bros., Inc. property and the Sunday properties, which should also be reclassified as Industrial.

Attached is a marked-up excerpt of the draft Zoning Map. The land area that we request to be redesignated as Industrial under the new Zoning Map when enacted is outlined in Orange.

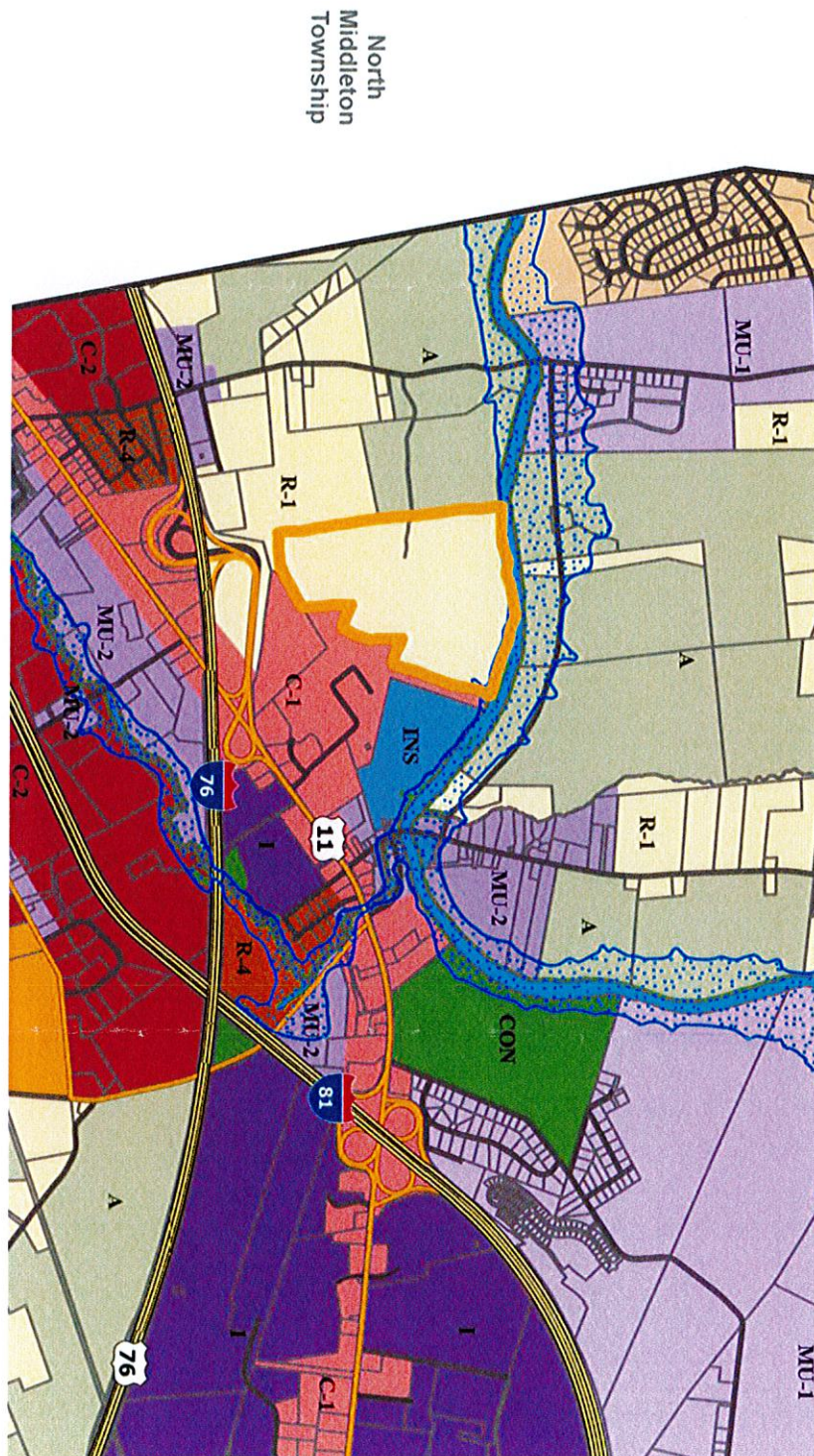
We look forward to presenting this request to the Planning Commission and Board of Supervisors.

Sincerely,


John D. Walter


Heidi Walter

MARK-UP SHOWING AREA TO BE REDESINATED TO INDUSTRIAL



Proposed amendments to the ordinance dated 20 March 2025

1. Remove manufactured homes from all but the R4 district. (Page 103)
2. Remove hospitals from the R1 district. (Page 104)
3. Remove agricultural operation from the R2, R3, R4, MU1, and MU2 districts. (Page 104)
4. Change place of worship in R3 district to SE. (Page 104)
5. Remove commercial stockyards and/or feedlots from the R1 district. (Page 104)
6. Remove equine activities in the R2 district. (Page 104) Consider difference between commercial and non-commercial uses. Allow in R1 district for non-commercial and A district for commercial district.
7. Remove outdoor shooting range from the R1 district. (Page105)
8. Remove commercial equipment and supply from the R1 district. (Page105)
9. Remove public market from the R1 district. (Page105)
10. Remove funeral home/mortuary from the R1 district. (Page106)
11. Remove General Services from the R1 district. (Page106)
12. Remove kennel from the R1 district. (Page106)
13. Remove recreational campground from the R1 & R2 districts. (Page 107)
14. Remove adult establishments from the C2 district. (Page 107)
15. Remove craftsman industrial from the R1 & A districts. (Page 107)
16. Remove Principal Solar Energy Systems from the A district. (Page 107)
17. **Remove truck and trailer parking from the C2 district. (Page 108)**
18. Remove transportation and essential services from the R1 & A districts. (Page 108)
19. Move mining and mineral extraction from the A district to the I district. (Page 108)
20. Remove tower based wireless communication facilities from the R1 district. (Page 108)
21. **Remove all warehousing uses from the C1 district. (Page 109)**
22. Add distribution to the warehousing section in the I district (page 109) and make it more clear (pages 198 & 199).
23. Remove level 2 vehicle charging stations from current levels 1&2 and add it to current level 3. (Page 109)
24. Remove keeping of livestock from R2, and MU2. (Page 110) Need to address what livestock will be in R1. Specifically address pig farming.
25. Remove open air market from R1 and MU2. (Page 110)
26. **Section 4.10 Lighting should be abbreviated to:**
“(A) The provisions of Section 711, Site Lighting, of the Middlesex Township

Subdivision and Land Development Ordinance, are incorporated by reference in their entirety and made a part of this Ordinance and shall be applicable to all outdoor lighting installed and/or replaced in the Township." (Pages 254 & 255)

27. Remove "regardless of their ability to be moved" from tiny home section on page 117.
28. Remove outdoor storage yard from A, MU2, INS, C2 districts. Allow in C1 & I districts.

29. Remove medical marijuana from C2 District.

Planning Commission Recommendations

1. Strike "adult establishments" from being allowed as a right in the C-2 districts. **Accept, already included above.**
2. Change the area adjacent to North Middlesex Road north of Conodoguinet Creek from MU-2 to R-2. **Accept**
3. Change the area in Carlisle Springs near the intersection of Route 944 and Rt. 34 from MU-2 to R-2. **Accept**
4. Change R-3 zones between Claremont Road and the railroad tracks to C-2 (unless there is a legal impediment per Keith Brenneman) in order to provide rail access to commercial light industrial development. **REJECT. I am not in favor of this because it opens the door to intermodal trucking/rail terminals and a potentially large volume of trucks on South Middlesex Road, Harmony Hall Road, and Clairmont**
5. Develop zoning standards for the locations and types of tiny home communities. **Accept. I believe this is already in the ordinance. Remove "regardless of their ability to be moved" from tiny home section on page 117.**
6. Develop zoning standards for the numbers and types of EV charging stations allowed in residential zones. **Reject, see #23 above. Accept recommendation to develop additional standards.**