

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
May 12, 2025**

START TIME: 7:00 p.m.

END TIME: 8:41 p.m.

MEMBERS PRESENT:

Wes Beard
Larry Claycomb
Tracy Gleim
Jim O'Connell
Tom Ryan
Steve Zeigler

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley-Carpenter, Secretary
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Robynn Eppley

AGENDA:

Discussion and Possible Action on past minutes of April 14, 2025

Public Comment

- TPF 25-6 Discussion and Possible Action on Preliminary/Final Minor Lot Consolidation Plan for Carlisle Sports Emporium
(BOS action deadline August 6, 2025)
- TPF 25-7 Discussion and Possible Action on Application of KMWW Partnership for Zoning Ordinance Map and Text Amendments to establish a Data Center Overlay District on properties at 246, 248, 250 and 256 Country Club Road, County Tax Parcels 21-06-0015-001, 21-06-0015-013, 21-06-0015-014 & 21-06-0015-015
(BOS Public Hearing Scheduled for May 30, 2025)
- TPF 25-9 Discussion and Possible Action on the application of Cumberland County PA S5, LLC and Sol America Energy, LLC for Conditional Use approval of Principal Solar Energy System on property at 320 S Middlesex Road, County Tax Parcel 21-08-0573-014
(BOS Public Hearing Scheduled for June 27, 2025)
- ZHB 25-1 Discussion and Possible Action on the application of Venakataro Nelluri for Special Exception approval of Private Recreational Uses and Event Venue Uses at 151 Wolfs Bridge Road, on County Tax Parcel 21-07-0467-025A
(Zoning Hearing scheduled for June 11, 2025)

Township Staff Informational Comments with no discussion

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MEETING MINUTES:

Discussion and Possible Action on past minutes of April 14, 2025

Larry Claycomb made a motion to accept the minutes of the April 14, 2025, meeting as submitted. This was seconded by Steve Zeigler and passed unanimously.

Public Comment

Tom Ryan asked if there was any public comment and there was none.

**TPF 25-6 Discussion and Possible Action on Preliminary/Final Minor Lot Consolidation Plan for Carlisle Sports Emporium
(BOS action deadline August 6, 2025)**

Joe Mina, PE, from Rettew was in attendance to represent the plan. The Carlisle Sports Emporium would like to swap some land with their neighbor in order to eliminate a landlocked parcel and accommodate their building addition land development plan. New deeds will be prepared for both properties after they are consolidated. Bud Grove will have comments soon. They will return for the next meeting.

**TPF 25-9 Discussion and Possible Action on the application of Cumberland County PA S5, LLC and Sol America Energy, LLC for Conditional Use approval of Principal Solar Energy System on property at 320 S Middlesex Road, County Tax Parcel 21-08-0573-014
(BOS Public Hearing Scheduled for June 27, 2025)**

Charlie Suhr from Stephens and Lee was in attendance to represent the plan along with the engineer for the project. They wish to put in a community level solar system on this property. Questions were asked and answered. The Planning Commission members will read through the information presented and be prepared to recommend at a future meeting.

**ZHB 25-1 Discussion and Possible Action on the application of Venakataro Nelluri for Special Exception approval of Private Recreational Uses and Event Venue Uses at 151 Wolfs Bridge Road, on County Tax Parcel 21-07-0467-025A
(Zoning Hearing scheduled for June 11, 2025)**

Tom Nehilla was in attendance to represent the application. This is the Eagles Picnic Grounds which has been in recreational and event venue uses since 1985. They wish to make sure that the proposed recreational and event venue uses are allowed by special exception. Questions were asked and answered.

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Steve Zeigler made the following motion.

"I move that we recommend approval of the application of Venakataro Nelluri, for Special Exception approval of Private Recreational Uses and Event Venue Uses at 151 Wolfs Bridge Road, on County Tax Parcel 21-07-0467-025A with the following conditions.

1. Amend condition number nine to 500 attendees from 1000 attendees.
2. That hours of operation of outdoor events be 7 a.m. to 11 pm.
3. That conditions 1-11 be met from their application."

This was seconded by Larry Claycomb and passed unanimously.

**TPF 25-7 Discussion and Possible Action on Application of KMWW Partnership for Zoning Ordinance Map and Text Amendments to establish a Data Center Overlay District on properties at 246, 248, 250 and 256 Country Club Road, County Tax Parcels 21-06-0015-001, 21-06-0015-013, 21-06-0015-014 & 21-06-0015-015
(BOS Public Hearing Scheduled for May 30, 2025)**

Charlie Courtney with McNees Wallace and Nurick, was in attendance to represent the plan. He reviewed the history of this application with the Planning Commission members. They need this amendment in place in order to get the power from PPL reserved for this data center project. Mark Carpenter stated that the Board of Supervisors is in favor of the proposed Zoning Ordinance and Map amendments so that this project can go forward. The Planning Commission members will review the materials presented and be prepared to recommend at the next meeting.

Township Staff Informational Comments with no discussion

Tom Ryan asked if there were any staff comments, and there were none.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Jim O'Connell and passed unanimously at 8:41 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission