

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 27, 2025**

START TIME: 7:00 p.m.

END TIME: 7:29 p.m.

MEMBERS PRESENT:

Larry Claycomb
Wes Beard
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 May 12, 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)

Township Staff Informational Comments with no discussion.

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MEETING MINUTES:

Public Comment

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

Discussion and Possible Action on past minutes of May 12, 2025.

Wes Beard made a motion to accept the minutes of the May 12, 2025, meeting as submitted. 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. The comments from the County Planning Department were discussed.

Larry Claycomb made the following motion.

"I move we recommend approval of 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."

Steve Zeigler seconded the motion and it passed unanimously.

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)

This applicant has requested that this item be tabled.

Tracy Gleim made a motion to table this item.

Steve Zeigler seconded the motion and it passed unanimously.

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

No one was in attendance to represent the plan. Mr. Grove suggested that this item be tabled, as the plan still needs a lot of work.

Tracy Gleim made a motion to table this item.
Jim O'Connell seconded the motion and it passed unanimously.

Township Staff Informational Comments with no discussion

Mark Carpenter stated that the rate of development in the township is strong. He spoke about the several developments that are underway and the rate of completion.

There are a couple of new plans coming forward for the next meeting.

Mr. Carpenter thanked the Planning Commission members for their participation.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 7:29 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission