

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 23, 2025**

START TIME: 7:00 p.m.

END TIME: 9:49 p.m.

MEMBERS PRESENT:

Larry Claycomb
Wes Beard
Tracy Gleim
Jim O'Connell
Robynn Eppley
Steve Zeigler

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley-Carpenter, Secretary

MEMBERS & STAFF ABSENT:

Tom Ryan
Bud Grove, Township Engineer

AGENDA:

Discussion and Possible Action on past minutes of June 9, 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 25-9 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)
- TPF 25-10 Discussion and Possible Action on Final Major Subdivision / Land Development Plans, Cumberland Preserve Phase 2B
(BOS action deadline September 3, 2025)
- TPF 23-25 Discussion and Possible Action on Final Lot Consolidation and Major Land Development Plan for Dunkin - Harrisburg Pike
(BOS action deadline September 3, 2025)

Township Staff Informational Comments with no discussion

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MEETING MINUTES:

Discussion and Possible Action on past minutes of June 9, 2025

Robynn Eppley had two items that she wished to add to the minutes. Mr. Claycomb asked her to write them up so that they can be added.

Steve Zeigler made a motion to table the minutes of the June 9, 2025, meeting. This was seconded by Wes Beard and passed unanimously.

Public Comment

Mr. Claycomb asked if there was any public comment about items not on the agenda and there was none.

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)

Charles Suhr with Stevens and Lee was in attendance to represent the plan. He explained that this use has been allowed on this property since 2011. He explained that the application includes a lot of information regarding sound and glare and mitigation of this. There is also a decommissioning plan included. Zane Geist, P.E., Project Manager with Integrated Consulting, was also in attendance. There is a hearing with the Board of Supervisors on Friday, June 27th at 7:30 a.m. Mr. Geist described the project. They have amended their plan to show screening along South Middlesex Road and also showing the setbacks as were discussed at the last meeting. He talked about the noise level and a study was performed which shows that the noise level will be consistent with the ambient noise level that currently exists. They also explained the programming that will be in place to deal with possible glare from the panels. The array is monitored at all times to make sure that these angles are maintained. As far as storm water is concerned, they have met the criteria required by the Commonwealth of Pennsylvania. The question of contamination came up and they stated that they believe that the panels are all solid state with only trace amounts of chemicals. The residents who were in attendance were upset about the fact that the applicant could not state exactly which panels will be used for this array, as that decision will not be made until the panels are erected. Mr. Claycomb explained what a Conditional Use is and the fact that this meeting is to recommend to the Board of Supervisors. After that, the applicant needs to submit a Land Development Plan with the details of the project. There were many questions including why this particular part of the farm was chosen for this project. Neal Delisanti of 6 Tiffany Drive asked who benefits and what is the purpose of this project. Power is getting generated and the power goes into the grid and it distributed.

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It supplements the general load of power. The landowner will get paid for leasing the land and the solar company gets paid for the power by PPL.

Cliff Jones of 30 Hoover Road asked about the noise level.

Ashley Asper of 142 Horners Road had a sample of the noise level at CV High School and played it for the group. It was a definite hum.

Robert Bruce of 250 North Old Stonehouse Road asked how much blasting will be used to install these panels. There will be a detailed geotechnical survey done as part of the land development. He states the plan is to hammer (pile drive) these.

Jen Dorazio of 9 Ridge Drive asked for the addresses that will be affected by this project. They are 91 Ridge Dr., 111 Ridge Dr., and John C. Mayberry's home.

Cheryl Collins of 100 Hickorytown Road also complained about

Eric Puchalo of 25 Ridge Drive asked if there will be any screening or if there will be any protection of the wells in that area.

Bryan Chrisemer of 45 Ridge Drive asked about noise. The noise along his backyard echoes through the field and the noise carries. He works parttime at a horse farm in Hershey. They have installed a solar field and the storm water runoff is annoying, as is the noise from the solar array. There are fewer local animals that come through now also.

Christa Labaugh of 503 Skyport Road in Hampden Township spoke. She is a Geologist and is familiar with the geology of the area and it is definitely limestone and she feels that there could definitely be sinkholes or other karst features in this area.

Jim Fegen of 210 N Old Stonehouse Road pointed out that this is a neighborhood, not a remote farm.

Freida Bruce of 250 N Old Stonehouse Road pointed out that when she bought her house here, her neighbors were not here. They don't want these solar panels.

(There were about 130 residents in attendance.)

Sharon Miller of 16 Hoover Road asked why this particular location.

Brian McCarver of 365 S Middlesex Road pointed out that this was purchased from a family trust and asked if any restrictions were on it. Mark Carpenter stated that the Township Solicitor will be at the meeting on Friday and they can ask him.

Beth Puchalo of 25 Ridge Drive asked about the noise studies. When were they conducted and for how long? The person who conducted the study will be at the meeting on Friday. How long is the expected construction? Six months is the expected time frame.

Rich Griffiths of 1227 Redwood Hills Circle stated that nobody wants to look at this. Is there a way to recommend additional shielding?

David Chick of 1233 Redwood Hills Circle – Can the size be limited?

Cliff Jones of 30 Hoover Road: Is there any taxpayer money involved in this deal? Why is the township allowing this to happen?

Phil Neiderer of 281 N Old Stonehouse Road stated that the decisions are being made by people who do not live in the neighborhood. The solar farm will diminish the enjoyment of the neighbors' homes.

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Robynn Eppley stated that she went to the location and listened to the sounds of the area. She supports solar energy, but the question is, is this property the appropriate piece of property for this project.

Nancy Bookwalter 51 Ridge Drive She spoke about the view out her back yard. It will destroy her view. She is asking for greenery tall enough to block the view of the solar panels. What happens if the company goes bankrupt? When they call the number to report a problem, will they get a person? Larry Claycomb pointed out that they will have the money in escrow to put the property back to the way it was before this project.

Tracy Gleim explained that Mr. Deitch is doing this because he has mortgage payments to make.

Mike Reilly of 25 Ridge Drive spoke about the possibility of speaking to Mr. Deitch as a group about the possibility of other options.

John Allen of 221 S Middlesex Road spoke about the noise study and feels that the study is not valid because of the time of the year. He also has sinkholes and caves on his property. His wife Maribeth also spoke about safety and her 4 children.

Adam Thomas of 161 Hickorytown Road had 12 comments: Who will be maintaining the site. What kind of transformers? Will there be containment around the transformers? Noise studies need to be done in the wintertime. Bond of \$370,000 is too low. Should be higher. Consider sound walls during construction. What is the wind rating for the panels? Drainage issues will definitely be amplified. What will the township do if they violate any of the rules?

Tracy Gleim thanked him for his questions. He pointed out that there is an area that has been at the Planning Commission at least 3 times and was not able to be built due to storm water problems. He referred to Bud Grove, township engineer, who will make sure that the rules are followed in the development process. He also talked about the issues that farmers have to deal with. He suggested that the residents go to Mr. Deitch and ask him how they can help him.

If this goes through, neighbors need to be compensated for the reduction of property values and property taxes need to be lowered.

Jeff Woodruff of 57 Shellbark Court wants to know what else could go on that land?

Mark Carpenter gave a list of other possible uses and the nitrate issues in that area. There is no public sewer in that area.

Jim Dries of 30 Ridge Drive read from the conditional use application the requirements.

Frank Labatore of 19 W Mulberry Hill Road had a question about the preservation of this area and Mark Carpenter answered it.

Robynn Eppley made the following motion:

"We recommend denial of the Conditional Use application for TPF 25-9 because of the negative impact on the character of the community. The proposed use will be injurious to the use and value of adjoining property land and it will create a negative effect on the character of the local community."

This was seconded by Larry Claycomb and passed unanimously.

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**TPF 25-10 Discussion and Possible Action on Final Major Subdivision / Land Development Plans, Cumberland Preserve Phase 2B
(BOS action deadline September 3, 2025)**

Drew Williams of 121 Will Farm was in attendance to represent the plan. They have received comments from Bud Grove and have addressed them. The County comments were also addressed. There were also comments from the LeTort Regional Authority which were not applicable.

Wes Beard made the following motion.

"I move that we recommend approval of TPF 25-10 subject to meeting the County comments from May 19, 2025."

Steve Zeigler seconded the motion and it passed unanimously.

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 23-25 Discussion and Possible Action on Final Lot Consolidation and Major Land Development Plan for Dunkin - Harrisburg Pike
(BOS action deadline September 3, 2025)

Wes Beard made a motion to table TPF 25-6 and TPF 23-25 at the request of the applicants.

Robynn Eppley seconded the motion and it passed unanimously.

Township Staff Informational Comments with no discussion

Mark Carpenter reported that they are working to finalize the draft zoning ordinance.

There being no further business, Larry Claycomb made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 9:49 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission