

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
July 14, 2025**

START TIME: 7:00 p.m.

END TIME: 8:10 p.m.

MEMBERS PRESENT:

Wes Beard
Larry Claycomb
Robynn Eppley
Tracy Gleim
Tom Ryan
Steve Zeigler

STAFF PRESENT:

Eileen Gault, Township Manager
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Jim O'Connell
Mark Carpenter, Zoning Officer
Margie Flatley-Carpenter, Secretary

AGENDA:

Discussion and Possible Action on past minutes of June 23, 2025

Public Comment

TPF 22-18 Discussion and Possible Action on Review of June 25, 2025 draft of
New Comprehensive Zoning Ordinance and Zoning Map
(BOS Public Hearing scheduled for September 3, 2025)

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 24-19 Discussion and Possible Action on Preliminary Final Land Development
Plan for Hambrecht Oleson Design Proposed Redevelopment
1186 Harrisburg Pike
(BOS action deadline October 1, 2025)

Township Staff Informational Comments with no discussion

MEETING MINUTES:

Tom Ryan called the meeting to order at 7:00 pm.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
July 14, 2025**

Discussion and Possible Action on past minutes of June 23, 2025

Wes Beard made a motion to accept the minutes of the June 23, 2025, meeting as drafted. This was seconded by Larry Claycomb and passed unanimously.

Public Comment

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

TPF 22-18 Discussion and Possible Action on Review of June 25, 2025 draft of New Comprehensive Zoning Ordinance and Zoning Map (BOS Public Hearing scheduled for September 3, 2025)

Eileen Gault explained that this is the newest revised draft of the Zoning Ordinance and Map. Supervisor Steve Larson reported that he met several times with Troy Truax to make changes to the documents in response to his list of concerns. Mr. Larson stated that all his comments, all township planning commission and county planning commission comments have been addressed and he believes the documents are now acceptable. Mr. Larson stated this process has taken several years and much work to create documents that are in an electronic format which can be easily searched, amended as needed and maintained better by incorporating any changes into the documents.

Eileen Gault stated that the documents are scheduled to be reviewed at a Public Hearing on September 3, 2025 at 7:00 pm. Mr. Larson mentioned one area that was corrected was to require that illegal or significantly modified site lighting is now required to comply with the site lighting standards in the document. Mark Carpenter did provide a redlined version of the documents showing tracking and comments on all changes in this draft. Robynn Eppeley suggested that the review comments of Steve Larson could be made available for review. Eileen Gault said these comments can be provided.

Sean Delaney, attorney from Stevens & Lee spoke on behalf of his client, Middlesex Associates, also known as the Sunday family. Mr. Delaney said they have attended prior meetings with township staff, the Planning Commission and the Board of Supervisors to request rezoning on three properties, the Hempt property, the Walters property and the Middlesex Associates property, which are all located near the Carlisle Wastewater Treatment Plant. Mr. Delaney stated that the properties are negatively impacted by strong odors from the Carlisle Wastewater Treatment plant, are not suitable for agriculture and they have not been able to market them for retail or office uses. Mr. Delaney stated they have met in the past with the township to request allowing medium level warehousing in the proposed C-1 Zoning Districts. Mr. Delaney said work was done to allow this use and that now has been changed so that warehousing is no longer permitted by Conditional Use approval in the C-1 Districts in the current draft document. The prior draft was carefully worded to limit the amount and

MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
July 14, 2025

type of warehousing uses allowed in the C-1 Districts by using standards to allow less intense warehouse types by using the International Society of Traffic Engineers Trip Generation Manual, limiting the location to sites near major highway interchanges, requiring large minimum lot area, lot frontage, setbacks and other specific standards. Mr. Delaney asked that the current draft be changed to again allow warehousing to be permitted by Conditional Use approval in the C-1 Districts. Mr. Delaney said that traffic impacts could be considered by the Planning Commission and the Board of Supervisors in their review of Conditional Use applications for warehousing Uses in the C-1 Districts, which may require developers to complete improvements to current traffic access from the subject properties to the Harrisburg Pike and the PA Turnpike. Mr. Delaney said he is asking the Planning Commission to consider changing the draft documents to again allow warehousing to be permitted by Conditional Use approval in the C-1 Districts. Mr. Larson stated his opinion that the prior Conditional Use standards did not adequately limit truck traffic from warehousing or distribution center Uses and could make existing traffic congestion conditions worse. Mr. Delaney stated the prior Conditional Use standards would allow the township to deny a proposed development if the amount and type of traffic generated could not be safely accommodated by roads leading to and from the development site. Mr. Larson stated that he does not support allowing warehousing to be permitted by Conditional Use approval in the C-1 Districts as requested.

Township resident, Phil Neider stated that the County Planning department recommended against allowing warehousing to be permitted by Conditional Use approval in the C-1 Districts as requested and he agrees this is not in the best interests of the residents of the township and should not be approved. There was continued discussion about this matter.

Township resident, Jim Gehr, stated he has worked in the national supply chain industry for many years and managed up to 500 leased warehousing buildings for warehousing Uses for fleets with up to 2000 trucks. Mr. Gehr stated he believes the properties proposed for warehousing Use are at a good location with good direct access by signalized intersections to Harrisburg Pike and I-81 and with widening of the roads, truck traffic to and from the site could be safely managed. Mr. Gehr stated his opinion that very little truck traffic would access the properties by the PA Turnpike and would instead use Harrisburg Pike and I-81. Mr. Gehr stated that if the site generated 500 trucks a day, it would have a minimal impact on Harrisburg Pike which carries as much as 10,000 or more trucks a day. Mr. Gehr stated that using N. Middlesex Road for truck access to and from the properties would greatly impact local residential traffic and should not be allowed.

Tom Ryan stated that prior discussion about allowing warehousing Uses on these properties focused on if the truck traffic can be managed to and from the site.

Tracy Gleim stated that he believes this is a good site for warehousing Uses if the traffic, including truck traffic can be planned for and safely managed. Mr. Gleim stated

MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
July 14, 2025

that other developed warehousing sites in the township do not generate unmanageable levels of truck traffic as predicted during the planning review process. Mr. Gleim stated that most of the truck traffic in the township is generated by the truck stops, not the warehousing buildings. Mr. Gleim stated that the properties are at a good location for warehousing development near major highways, use of the properties are negatively impacted by strong odors from the Carlisle Sewer Plant and as a farmer he knows the land is not suitable for farming. Mr. Gleim stated that a lot of warehousing now includes some amount of light manufacturing or assembly of products which brings jobs and revenue to the local economy. Mr. Gleim stated that the Sunday property are just trying to find a way to redevelop the property since they can not attract users for the existing office building on the property.

Mr. Neiderer stated that maybe the properties could be used as a site for a solar farm.

Mr. Larson stated that maybe the properties could be used for data center development.

Mr. Claycomb stated that access from the PA Turnpike to the properties is a problem that could possibly be solved by direct access by a slip ramp and a bridge. Mr. Claycomb stated that the Zoning Ordinance could be amended to allow warehousing Use after these improvements are completed.

Wes Beard agreed that prior discussion about allowing warehousing Uses on these properties focused on if the truck traffic can be managed to and from the site without allowing truck traffic access by N. Middlesex Road. After more discussion, members decided to continue discussion on this item at a future meeting.

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

The plan was represented by Joe Mina of Rettew and Keith Plasterer. They discussed revisions to the plan in response to review comments. Questions were asked and answered.

Larry Claycomb made the following motion.

“I move that we recommend approval of the Preliminary/Final Minor Lot Consolidation Plan for Carlisle Sports Emporium, as last revised on June 18, 2025, with the requirement that the conditions in Township Engineer, Bud Grove’s review letter dated June 30, 2025 be met.”

Wes Beard seconded the motion and it passed unanimously.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
July 14, 2025**

**TPF 24-19 Discussion and Possible Action on Preliminary Final Land Development Plan for Hambrecht Oleson Design Proposed Redevelopment 1186 Harrisburg Pike
(BOS action deadline October 1, 2025)**

Nick Louis of Bohler Engineering represented the plan. Mr. Louis explained the plan is to demolish two buildings on property purchased by Rise at 1184 Harrisburg Pike to allow better site access and more parking for the existing Rise Cannabis Dispensary business on leased property at 1186 Harrisburg Pike. The proposal is to remove 2 of the 4 existing access driveways and restrict movements to and from to two remaining driveways. Due to traffic conflicts at the N Middlesex Road driveway, this will be made into a right-in right-out access drive. The remaining driveway onto Harrisburg Pike will be right-in right-out and left-in only. The improvements will reduce the amount of impervious coverage on each lot. Bud Grove mentioned he is concerned that a physical barrier may be needed to physically restrict left turn movements into the Rise Cannabis Dispensary from N Middlesex Road. Questions were asked and answered. Mr. Grove is completing his review and will provide written comments.

Township Staff Informational Comments with no discussion

Mr. Grove reported that plans are being prepared for the proposed Data Center project along Country Club Road and will be submitted soon. Mrs. Gault mentioned she distributed comments about the proposed Data Center project that she recently received.

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 8:10 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission