

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 28, 2025**

START TIME: 7:00 p.m.

END TIME: 8:36 p.m.

MEMBERS PRESENT:

Larry Claycomb
Wes Beard
Tracy Gleim
Jim O'Connell
Tom Ryan
Robynn Eppley

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler

AGENDA:

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

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

Public Comment

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 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:

Public Comment

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

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

Robynn Eppley made a motion to accept the minutes of the June 9, 2025, meeting as submitted. This was seconded by Larry Claycomb and passed unanimously.

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

Mr. Carpenter announced that the minutes of the July 14th meeting were not yet completed and will be available for review at the next meeting.

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)

At the request of the applicant, this item is being tabled.

Wes Beard made a motion to table this item.

Tracy Gleim seconded the motion and it passed unanimously.

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)

Mr. Carpenter distributed a list of the changes that have been made to the draft Zoning Ordinance since the Planning Commission had approved it at a previous meeting.

Supervisor Steve Larson described his recommended changes to the prior version of the draft Zoning Ordinance.

Brad Filipovich, 12 Teaberry Drive, was in attendance as a resident. He was concerned about the proposed standards for sound levels from data center uses. He suggested adding specific enforcement mechanisms for violations of the sound standards.

John Manta, 255 Wolfs Bridge Road, is concerned about commercial development on the Walters property including the lighting and building over the five pipelines that exist on the property. He said light trespass could impact his deer farming operation. He stated that the lights from the Pine Hill Industrial Park shine in his bedroom window. Mr. Manta asked if anyone has done an environmental impact assessment of the property. Mr. Carpenter stated that it would be done if there is a proposal for development. Mr. Manta felt that the document should be passed and then amended later if necessary.

Chris Bado, 229 Wolfs Bridge Road, wanted to know if the draft Zoning Ordinance on the township web site contains the current comments. Mr. Bado wondered if the County comments had been incorporated into the current draft. Mr. Carpenter explained these items are included in the draft Zoning Ordinance on the township web site. Mr. Bado was also concerned about the outdated 2003 comprehensive plan. Mr. Carpenter reported that there is a contract with County Planning Department to prepare a new Comprehensive Plan after the new Zoning Ordinance is enacted. There was discussion about this issue.

Sean Delany of Stevens and Lee representing the Sunday family. Mr. Delany asked that for the Sunday, Walters and Hempt properties, the Planning Commission to recommend reverting the

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draft Zoning Ordinance back to the prior version to allow medium impact warehousing use in the C-1 Districts by Conditional Use approval with reasonable specific criteria to limit traffic impacts by restricting warehouse uses with heaviest traffic to the Industrial Districts. Mr. Larson was in attendance and explained the reasons why this was changed. There was outcry from the public against more warehousing and trucking in the area because the traffic created by this use would be unmanageable and intolerable; and the 2.5 PPM particulate air pollution emissions from trucks are too high already and harmful to human health. Another issue is whether these properties should be included in the data center overlay. If a proposal comes in, it will be considered by the Board of Supervisors.

Bob Eppley, 63 Beagle Club Road, asked about the open space requirement for the data centers. If there is not enough property for the required open space, can they buy property at another location to satisfy the open space requirement? Mr. Carpenter said a developer would normally need to have the required amount of open space on the same property.

Kirk Weary, 135 Clemson Drive, stated that Zoning was changed on the Sunday property to Commercial Highway in 2019, which allowed industrial warehouse uses at that time.

Tracy Gleim stated that if they are allowing a data center on residential properties, they should allow a data center in a commercial area. Mr. Larson reiterated that if someone wants to put one there, they will look at it. Mr. Delaney stated that there is a party interested in putting a data center on that property.

Tracy Gleim made the following motion.

"We recommend approval of the new Zoning Ordinance as drafted with the further recommendation to include the Walters (Tax Parcel 21-07-0467-012), Sunday (Tax Parcel 21-07-0467-013) and Hempt (Tax Parcel 21-07-0467-015) properties in the Data Center Overlay District."

This was seconded by Wes Beard and passed unanimously.

Township Staff Informational Comments with no discussion

Mr. Carpenter stated that there are no informal staff comments.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Larry Claycomb and passed unanimously at 8:36 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission