

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
August 25, 2025**

START TIME: 7:00 p.m.

END TIME: 10:10 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley-Carpenter, Secretary
Bud Grove, Township Engineer
Elizabeth Grant, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Steve Zeigler
Wes Beard

AGENDA:

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

Discussion and Possible Action on past minutes of August 11, 2025

Public Comment

TPF 24-10 Discussion and Possible Action on
Preliminary/Final Land Development Plan for Pine Hill Lot 1,
Paint Booth Building & Trailer Parking
(BOS action deadline September 5, 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)

TPF 25-13 Discussion and Possible Action on
Preliminary/Final Land Development Plan for
Cumberland Knoll - PPL Laydown
At Project Bolt Data center on country Club Road
(BOS action deadline November 5, 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.

A resident asked who everyone was. All Planning Commission members and staff members introduced themselves.

Rick Christie, 424 E North St, Carlisle, had a comment about the lovely environment in Middlesex Township.

Nia Sherony, 140 Wagner St, had a comment about the file sharing portion of the website. Eileen Gault, Township Manager, stated that the township has received bids to update the website.

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

Larry Claycomb made a motion to accept the minutes of the July 14, 2025, meeting as amended. This was seconded by Robynn Eppley and passed unanimously.

Discussion and Possible Action on past minutes of August 11, 2025

Robynn Eppley made a motion to accept the minutes of the August 11, 2025 meeting as amended. This was seconded by Jim O'Connell and passed unanimously.

**TPF 24-10 Discussion and Possible Action on
Preliminary/Final Land Development Plan for Pine Hill Lot 1,
Paint Booth Building & Trailer Parking
(BOS action deadline September 5, 2025)**

Betsy Davidson of H. Edward Black & Associates was in attendance to represent the plan. She reviewed the 5 waivers requested and 2 that they wish to have removed. The remainder of Mr. Grove's comments were discussed. Mr. Grove also asked the Planning Commission members to review the LeTort Regional Authority comments. The County Planning comments were reviewed. Elizabeth Grant was in attendance from County Planning. Questions were asked and answered.

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Tracy Gleim made the following motion.

“I move that we approve the 5 waivers for TPF 24-10 Preliminary/Final Land Development Plan for Pine Hill Lot 1, Paint Booth Building & Trailer Parking”

Jim O’Connell seconded the motion and it passed unanimously.

Tracy Gleim made the following motion.

“I move we recommend approval of TPF 24-10 Preliminary/Final Land Development Plan for Pine Hill Lot 1, Paint Booth Building & Trailer Parking.”

Larry Claycomb seconded the motion and it passed unanimously.

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

The applicant has requested that this plan be tabled.

Larry Claycomb made a motion to table this plan.

The motion was seconded by Robynn Eppley and passed unanimously.

**TPF 25-13 Discussion and Possible Action on Preliminary/Final Land Development Plan for Cumberland Knoll - PPL Laydown
(BOS action deadline November 5, 2025)**

Mr. Ryan explained that a lot of people had a lot of questions that the public wants answers to. Mr. Andrew Georgiono, Esquire, was in attendance to address this issue. The weekend of September 8th they plan to have a meeting for the public to address questions about this project. It will be advertised so that people will know when and where the meeting will be held.

There were many residents in attendance with questions and Mr. Ryan allowed them to speak first.

John Werner from Carlisle wants to know how they will be notified about the meeting. Eileen Gault said the information will be posted on the township website.

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Pam Wiwel from North Middleton Township wanted to know if anyone from PPL was in attendance. PPL had sent a letter explaining that the property owner could apply for approval of the laydown plan.

Holden Burkholder from Carlisle wanted to speak about Youth Opportunity in Carlisle. He wanted to know if this data center will provide any job opportunities for the youth of Carlisle. He feels there are better land uses that would provide more job opportunities .

Cooper Shirey, former resident of Middlesex Township, cannot find a name of Mr. Georgiono's client. Mr. Georgiono said PA Data Center Partners is the client.

Steve Cadwallader of Middlesex Township had a question about the laydown plan. He wants to know why we need a substation in the middle of a farm field.

Chris Gehr of Middlesex Township wants to know if the township has hired a consultant yet for this project. Mr. Carpenter stated that the township is working to hire a consultant whose job will be to aid Mr. Carpenter and Mr. Grove in reviewing the plans for the data center.

Wanda Stallworth of Carlisle wanted to know what the date of the meeting will be. Mr. Georgiono explained that the date is not yet determined. Once it is, the information will be relayed to the township and advertised for the public.

Dolly Armstrong of Middlesex Township has worked for 18 years for an Engineering Company. She explained to the attendees that the developer must meet the minimum requirements of DEP for the project. Ms. Armstrong said the Planning Commission must review the plan information and decide if the development is right for the community. Ms. Armstrong suggested the township hire an independent consultant to review the environmental impacts of the project. Ms. Armstrong said her main concern is the use of well water to provide public water for the project and the impact of groundwater supply of existing private wells in the area.

Rick Christie of Carlisle spoke about how people come in with their big development plans and the local people suffer. He commended the Planning Commission members for their service.

Robynn Eppley asked Mr. Carpenter if the township would consider hiring an environmental lawyer who has experience in data center implementation to protect the environment of the township. Bud Grove explained that if the Planning Commission wishes that the township hire an attorney to advocate for the environmental impact, they can ask the Board of Supervisors to do that.

Waren Vetter of Middlesex Township, spoke about the data center that Microsoft built in Ohio and how they are working with the problem of power, water, and the hum from the buildings. He suggested that the township charge a use tax.

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Donald Jumper of Middlesex Township went to Ashburn VA to find out about data centers and he was told to leave. There were no birds in the area of the data center, no squirrels, no deer and no wildlife.

Mrs. Jumper wants the township to establish a contact person. She gave her information to Mark Carpenter.

Holden Burkholder suggested a scaled down version.

Tamela Trussell of Carlisle, has information that she can share about data centers from the PA coalition on data centers. She gave Eileen a document with information and questions that should be asked and answered before making a decision.

Sara Pentura of Harrisburg, explained that the power station was part of PPL's expansion plan before the data center plan came about. The grid is at its capacity. Incidents of power shortages have been increasing. She is concerned about the creek and the effects of this project on the municipalities downstream.

Josh Asper of Middlesex Township, is concerned about the effect on the aquifer. Is there any consideration for alternative cooling measures, or using refrigerant?

Tracy Gleim talked about the history of the Conodoguinet Creek and how is used to be a sewer. He talked about how boards like this one have enforced the rules over the years and the creek is now pristine. We aren't going to let people come in and ruin years of work to clean it up. The Planning Commission needs to be allowed to do their job.

Justin Ross with Livic Civil was in attendance to represent the plan. He explained what a laydown yard is. This is a 5-acre graveled area that will be fenced and screened for the offloading of wire cable spools, steel structures for towers, wooden mats, and other electrical equipment. There is no sewer or water usage. The items were ordered 18 months ago and they want to store them in this area. Mr. Gorgiono read a letter from PPL explaining the project. Questions were asked and answered.

The comments in Bud Grove's comment letter and the waivers were reviewed. There were many ordinance requirements that needed to be addressed.

Elizabeth Grant reviewed the comments from the County. Questions were asked and answered.

Sarah Merritt asked for clarification of who works for which company.

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Pam Wiwel wants to know how close the materials will be to the creek. Justin answered that they are far away from the creek, outside the flood plain. Also she asked if cranes will be needed. They may have a small gantry to offload trucks.

Dolly Armstrong of Middlesex Township, feels that there should have been more advertising about this project.

Lori Fenn of North Middleton Township said she used to live in Manassas, VA, and she described what has happened there with data centers. Ms. Fenn said eighteen data centers need the power of 90,000 homes. She talked about the lawsuits across the country due to noise.

Tamela Trussell of Carlisle, said EMF waves can cause mold and bacteria to grow faster. She asked where will the waste go when they replace equipment? She predicts increased water and electricity rates.

Larry Claycomb made the following motion.

“Regarding TPF 25-13, Preliminary/Final Land Development Plan for Cumberland Knoll - PPL Laydown Plan dated 8/6/25 as revised 8/11/25, we recommend approval of waivers 1, 2, and 3 as described in Bud Grove’s letter dated 8/23/25, and requested, additional waiver be approved for curbs and sidewalks.”

This was seconded by Robynn Eppley and passed unanimously.

Larry Claycomb made the following motion.

“I move we recommend approval of TPF 25-14, Preliminary/Final Land Development Plan for Cumberland Knoll - PPL Laydown with the conditions in Bud Grove’s letter dated 8/22/25, and that the provisions in Cumberland County comments dated 8/2/25 be met.”

This was seconded by Robynn Eppley and passed unanimously.

Township Staff Informational Comments with no discussion

There were no township staff comments.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Robynn Eppley and passed unanimously at 10:10 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission