

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
September 22, 2025**

START TIME: 7:00 p.m.

END TIME: 9:08 p.m.

MEMBERS PRESENT:

Tracy Gleim
Tom Ryan
Robynn Eppley
Larry Claycomb
Wes Beard

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
Jim O'Connell

AGENDA:

Discussion and Possible Action on past minutes of August 25, 2025

Public Comment

- TPF 24-6 Discussion and Possible Action on Preliminary/Final Land Development Plan for Carlisle Sports Emporium, LLC Building Expansion (BOS action deadline October 1, 2024)
- TPF 25-13 Discussion and Possible Action on Waivers for 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)
- TPF 25-20 Discussion and Possible Action to Certify the Blighted Property at 1245 Harrisburg Pike, Carlisle, PA to the Cumberland County Blighted Property Reinvestment Board

Township Staff Informational Comments with no discussion

MEETING MINUTES:

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Public Comment

Mr. Ryan asked if there was any public comment.

Lori Fenn, 3 W Mulberry Hill Road, wants to know if all the residents have been advised of where the power lines will be going. She was advised that this plan is only for the laydown for the PPL supplies, not for construction of power lines, and that PPL would notify residents of any new power lines

Another resident asked if the data center has been approved, and the answer is no.

Another resident stated that they did not know about this until September 9th and they could not attend the informational meeting.

Other unidentified attendees asked questions about the data center which is not on the agenda tonight. Mark Carpenter answered their questions and the chairman allowed them to discuss this.

Discussion and Possible Action on past minutes of August 25, 2025

Mr. Carpenter explained that the minutes of the August 25, 2025, meeting are not ready. They will be reviewed at a future meeting.

**TPF 25-13 Discussion and Possible Action on Waivers for
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)**

Justin Ross, PE, of LIVIC was in attendance to represent the plan. They are proposing a design which utilizes the design that is in place for the original plan for the site (Cumberland Knoll). Technical details of the waivers were discussed. Mr. Grove responded and recommended that they be granted.

Larry Claycomb made the following motion.

"I move we recommend the 4 waivers requested on TPF 25-13 Preliminary/Final Land Development Plan For Cumberland Knoll - PPL Laydown At Project Bolt Data Center on Country Club Road." Tracy Gleim seconded the motion and it passed unanimously.

**TPF 24-6 Discussion and Possible Action on Preliminary/Final Land Development
Plan for Carlisle Sports Emporium, LLC Building Expansion
(BOS action deadline October 1, 2024)**

Matt Lokay of Mackin Engineering Consultants and Keith Plasterer, owner of the Carlisle Sports Emporium, were in attendance to represent the plan. Mr. Plasterer explained the proposed plan to the planning commission members and attendees.

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Mr. Grove stated that there are still some issues with this plan, especially since it is right next door to the LeTort Spring Run. He expects to have a final comment letter for the next voting meeting in October. The applicant asked if Mr. Grove can write a letter approving the storm water portion so that the State can approve their permit in that regard. Mr. Grove said that the Board of Supervisors would need to approve that action.

**TPF 25-20 Discussion and Possible Action to Certify the Blighted Property at
1245 Harrisburg Pike, Carlisle, PA to the Cumberland County Blighted
Property Reinvestment Board**

Mr. Carpenter described what a blighted property is according to the definition used by the Cumberland County Blighted Property Reinvestment Board, and how this property appears to qualify. Jerry Steigleman added other historical information about enforcement actions to abate the blighted condition. Mr Steigleman said the owner wants the County to give him the money to demolish the buildings but that is not how it works. Mr. Steigleman said that Kishor Sheth claims to be the property owner, but Beauty Seven is the property owner of record on the County records.

Wes Beard made the following motion, "I move that we take action to certify the property at 1245 Harrisburg Pike, Carlisle, PA as blighted, to the Cumberland County Blighted Property Reinvestment Board." Robynn Eppley seconded the motion and it passed unanimously,

Township Staff Informational Comments with no discussion

Larry Claycomb reported that a trip was taken to Ashburn, VA, by several members of the Planning Commission to view Data Centers in operation and under construction. Mr. Claycomb had prepared a report about the trip and he provided an overview of their trip and the information learned. Robynn Eppley and Tracy Gleim also contributed to the overview. Questions were asked by members of the public.

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 9:08 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission