

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
October 13, 2025**

START TIME: 7:00 p.m.

END TIME: 8:19 p.m.

MEMBERS PRESENT:

Wes Beard
Tracy Gleim
Tom Ryan
Larry Claycomb
Steve Zeigler

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Jim O'Connell
Robynn Eppley

AGENDA:

Discussion and Possible Action on proposal to change the Planning Commission meetings starting time from 7:00 pm to 6:00 pm

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

Discussion and Possible Action on past minutes of September 22, 2025

Public Comment

TPF 25-21 Discussion and Possible Action on Preliminary Final Land Development Plan for SolAmerica Solar Energy System near 320 S Middlesex Road (BOS action deadline January 8, 2026)

TPF 25-22 Discussion and Possible Action on Application of Heckman Irrev Trust, Joan C EtAl for Zoning Ordinance Text Amendments to allow low traffic generating warehousing and distribution, service and repair activities on properties at 1166 Harrisburg Pike (County Tax Parcel 21-07-0467-013) and 1170 Harrisburg Pike (County Tax Parcel 21-17-2696-023). (For review and recommendation by PC to BOS)

Township Staff Informational Comments with no discussion.

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MEETING MINUTES:

Discussion and Possible Action on proposal to change the Planning Commission meetings starting time from 7:00 pm to 6:00 pm

Mr. Carpenter shared that other township meetings have been changed to 6 p.m. It is up to the Planning Commission members to decide. There was discussion about this issue. There was a resident who stated that it would be difficult for a lot of people to make it at 6 p.m. The Planning Commission will delay this decision.

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

Larry Claycomb made a motion to accept the minutes of the August 25, 2025, meeting as amended. This was seconded by Wes Beard and passed unanimously.

Discussion and Possible Action on past minutes of September 22, 2025

Wes Beard made a motion to accept the minutes of the September 22, 2025, meeting as amended. This was seconded by Larry Claycomb and passed unanimously.

Public Comment

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

**TPF 25-21 Discussion and Possible Action on Preliminary Final Land Development Plan for SolAmerica Solar Energy System near 320 S Middlesex Road
(BOS action deadline January 8, 2026)**

The applicant has asked for this item to be tabled, as the conditional use decision is being appealed to County Court.

Tracy Gleim made a motion to table this item. This was seconded by Larry Claycomb and passed unanimously.

**TPF 25-22 Discussion and Possible Action on Application of Heckman Irrev Trust, Joan C EtAl for Zoning Ordinance Text Amendments to allow low traffic generating warehousing and distribution, service and repair activities on properties at 1166 Harrisburg Pike (County Tax Parcel 21-07-0467-013) and 1170 Harrisburg Pike (County Tax Parcel 21-17-2696-023).
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Mr. Carpenter explained that the property owner has applied for this zoning ordinance text amendment and the Board of Supervisors have asked the Township and County Planning Commissions to review this matter.

Sean Delaney of Stevens & Lee was in attendance to represent this item. This is an text amendment to the C-1 district which will affect all of this district. He explained the different levels of traffic generating warehouses. They are asking for the lower-level traffic generating warehouses to be included in these areas. This is a conditional use, which would need to be reviewed by the Planning Commission and Board of Supervisors before any land development plan approval. The Cumberland County Planning Commission will review this application also and they will have comments for the township. Questions were asked and answered. Phil Neiderer, township resident, expressed his desire not to have more warehouses in this township. He feels that many other people in the township feel the same way. He referenced Mr. Carpenter's presentation from March of 2025 where the Cumberland County Planning Commission stated that this parcel should not be used for warehousing. He also feels that it is unconscionable to change the zoning ordinance less than 2 months after it has been adopted. John Manta, township resident stated that the increased truck traffic from proposed warehouse development should be considered by PennDOT and would have a large negative impact on traffic congestion on Harrisburg Pike and the ability of emergency services such as fire, ambulance and police to serve the area. Sally Mentzer, representative of the applicant, stated that her grandfather fought against allowing the sewer plant on his property, but the land was taken for the sewer plant and this has reduced the property value. The Planning Commission members will consider this matter and wait for the comments from the County Planning Commission.

Township Staff Informational Comments with no discussion.

Mr. Carpenter thanked the Planning Commission members for their many hours of service to the township over the years.

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 8:19 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission