

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 24, 2025**

START TIME: 7:00 p.m.

END TIME: 8:38 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Steve Zeigler
Margie Flatley-Carpenter, Secretary

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 October 13, 2025

Public Comment

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)

TPF 24-6 Discussion and Possible Action on Preliminary/Final Land Development Plan for Carlisle Sports Emporium, LLC Building Expansion
(BOS action deadline December 3, 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 and there was none.

Discussion and Possible Action on past minutes of October 13, 2025

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

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 most other township meetings have been changed to 6 p.m. and this is up to the Planning Commission members to decide. There was discussion about this issue. Larry Claycomb was concerned that it may be difficult for working people to make a meeting starting at 6:00 pm.

Robynn Eppley made a motion to keep the 2026 Planning commission starting time at 7:00 pm. 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).
(For review and recommendation by PC to BOS)**

Sean Delaney of Stevens & Lee was in attendance to represent this item.

Mr. Delaney explained the application to amend the Zoning Ordinance to allow lower traffic generating warehousing, distribution, service and repair activities in parts of the C-1 Districts as a Conditional Use that do not contribute to the creation of unattractive, congested and unsafe highway conditions. Mr. Delaney explained the proposed Zoning Ordinance amendment would effect both the two Sunday parcels as well as the adjacent Hempt and Walter parcels. Mr. Delaney explained that buildout of all the properties would accommodate about 1.3 million square feet of either high cube fulfillment warehouses with about 2,300 trips per day or 1.3 million square feet of high cube transload warehouses with about 1,800 trips per day; or some combination of these. Mr. Delaney explained that if the zoning is changed to allow this use,

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professional traffic consultants would determine how to accommodate the traffic and proving that traffic could be safely handled, would be part of the conditional use approval process before any land development plan approval. Mr. Delaney explained that approval of the traffic access plans by both PennDOT and the PA Turnpike would be sought. Mr. Delaney explained that until the warehousing use is allowed on the properties, a potential developer will not take a risk by paying for expensive traffic studies.

Robynn Eppley explained that due to problems with site access, traffic congestion both existing and from new warehouse development in Silver Spring Township, lack of ability to provide safe access by emergency service providers at times of high traffic congestion, and with existing poor air quality due to pollution from trucks, the Planning Commission was not in favor of allowing warehousing on these properties at their 7-28-2025 meeting and instead with the agreement of Mr. Delaney, recommended the properties be included in the Data Center Overlay District to allow development with less negative impacts. Robynn Eppley expressed concern that the Carlisle Sewer Treatment Plant should be required to eliminate excessive odor problems so they do not have a negative impact on the community.

Larry Claycomb and Tom Ryan both concurred that there is no compelling reason to allow warehousing uses on these properties at this time.

Tracy Gleim said that he believes data center development on the properties would have much less truck traffic impacts to the already congested miracle mile area.

Robynn Eppley made a motion to recommend disapproval of the application 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). The motion was seconded by Larry Claycomb and 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 December 3, 2025)**

Keith Plasterer and Sadie Plasterer-Rosenberry of Carlisle Sports Emporium were in attendance to represent this item.

Bud Grove explained the most pertinent comments in his November 23, 2025 review memo and noted that the applicant and their Engineer had recently met and agreed how the comments could be resolved. Questions by the Planning Commission members were asked and answered by Bud Grove. Bud Grove suggested the plan could be recommended for approval subject to the applicant adequately addressing the

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outstanding comments. Wes Beard asked why waiver request number 4 regarding waiver of required recreation fee in lieu of dedication of land was justified. Keith Plasterer explained their position that opportunities for fee based recreation are being provided to the community and therefore payment of the recreation fee in lieu should not be required.

Elizabeth Grant explained the County Planning Department review comments were made over a year ago and seem to have been addressed with revisions to the plan.

In response to a question from township resident, Cheryl Collins, about existing outdoor lighting fixtures, Keith Plasterer explained that the existing outdoor site lighting will be replaced and upgraded with full cut off outdoor lighting fixtures in compliance with the subdivision and land development ordinance standards.

Wes Beard made a motion to approve the 9 waivers requested and another waiver of the Stormwater Management Ordinance Section 303.B.2., the requirement to provide infiltration of surface water runoff as the primary method of stormwater management for the Preliminary/Final Land Development Plan for Carlisle Sports Emporium, LLC Building Expansion. The motion was seconded by Larry Claycomb and passed unanimously

Wes Beard made a motion to approve the Preliminary/Final Land Development Plan for Carlisle Sports Emporium, LLC Building Expansion, subject to meeting conditions in Township Engineer, Bud Grove's review memo dated November 23, 2025 and the conditions in the Cumberland County Planning Department review report dated August 12, 2024. The motion was seconded by Larry Claycomb and passed unanimously

Township Staff Informational Comments with no discussion.

Mr. Ryan asked if there are any Township Staff Informational Comments. Mr. Carpenter replied that there were none.

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 8:38 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission