

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
DECEMBER 8, 2025**

START TIME: 7:00 p.m.

END TIME: 8:49 p.m.

MEMBERS PRESENT:

Wes Beard
Robynn Eppley
Tracy Gleim
Tom Ryan
Larry Claycomb

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Jim O'Connell
Steve Zeigler
Margie Flatley-Carpenter, Secretary

AGENDA:

Discussion and Possible Action on past minutes of November 24, 2025

Public Comment

TPF 25-16 Discussion and Possible Action on Preliminary Subdivision Plan for Pennsylvania Digital 1 (PAX-1) (formerly named Project Bolt), Proposed Data Center development on Country Club Road (BOS action deadline February 4, 2026)

TPF 25-17 Discussion and Possible Action on Preliminary Land Development Plan for Pennsylvania Digital 1 (PAX-1) Phase 1-A (formerly named Project Bolt) Proposed Data Center development on Country Club Road (BOS action deadline February 4, 2026)

Township Staff Informational Comments with no discussion

MEETING MINUTES:

Tom Ryan explained the general process of plan review by the Planning Commission. Mark Carpenter explained the plan review process using the PA Municipalities Planning Code, the Subdivision and Land Development Ordinance (SALDO) and the Zoning Ordinance. Bud Grove explained the plan review process of the Township Engineer.

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Public Comment

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

Discussion and Possible Action on past minutes of November 24, 2025

Wes Beard made a motion to accept the minutes of the November 24, 2025, meeting with 3 amendments. This was seconded by Robynn Eppley and passed unanimously.

TPF 25-16 Discussion and Possible Action on Preliminary Subdivision Plan for Pennsylvania Digital 1 (PAX-1) (formerly named Project Bolt), Proposed Data Center development on Country Club Road (BOS action deadline February 4, 2026)

Justin Ross of Livic Civil represented the plan. Mr. Ross explained the plan combines the 693 acre property into one then subdivides it into 5 lots to be developed separately. Mr. Ross explained that lot 1c on the south side of Country Club Road may be kept as open land or used for public water storage tanks.

Township Engineering Consultant, Mike Hess of HRG explained his review letter #1 dated 10/14/2025 and review letter #2 dated 12/4/2025.

Bud Grove explained that the subdivision plan must be approved before land development can be approved on any of the 5 lots.

TPF 25-17 Discussion and Possible Action on Preliminary Land Development Plan for Pennsylvania Digital 1 (PAX-1) Phase 1-A (formerly named Project Bolt) Proposed Data Center development on Country Club Road (BOS action deadline February 4, 2026)

Justin Ross of Livic Civil represented the plan. Mr. Ross explained the plan to build a loop access road on this lot for access to the 3 lots proposed for data center campuses. Mr. Ross explained the substation on lot 1A will be built by PPL on land leased from the data center developer and will feed smaller substations for each data center campus. Mr. Ross explained the Phase 1A plan includes widening and drainage improvements to part of the Country Club Road frontage and the rest would be completed as part of Phase 3.

Mr. Claycomb mentioned that the PPL substation and electric transmission line upgrade project has been in the planning process for years. Mr. Ross explained the open areas on lot 1A will be planted with meadow mix and along with the stormwater management areas will provide habitat for wildlife. Mr. Ross noted that the loop road, Data Center

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Drive is a 36 foot wide privately owned street, built to township specifications and open to the public.

Mike Hess of HRG explained his review letter #1 dated 10/14/2025 on the Phase 1A Land Development Plan. Mr. Hess explained he reviewed an extensive Environmental Impact Assessment Report prepared by Livic Civil for the entire development as required by the SALDO.

Elizabeth Grant reviewed the County Planning Department comments dated 9/9/2025. Ms. Grant explained comment 18 mentions the possible development of public access for boating to the Conodoguinet Creek water trail. Mr. Ross said this type of public access would pass through a floodplain and wetlands and would require a PA DEP joint permit.

Public Comment:

Ed Franko, Lower Frankford Township resident, mentioned that the large scale of the data center development will have a regional impact and reviewing a detailed master plan is important. Mr. Ross replied that a detailed master plan was submitted.

Dave Kerr, Middlesex Township resident, expressed concern about the impact of the development on birds like hawks and meadow larks that do not like mowed grass areas and prefer unmowed areas with wildflowers. Mr. Ross explained that large areas of open land and unmowed areas near seasonal wetlands and stormwater areas are part of the plan. Larry Claycomb mentioned he maintains about 3 acres of his farm as wildlife habitat and only mows it about once a year. Tracy Gleim mentioned the USDA CREP program which only allows mowing 1/3 of the land each year to keep out noxious weeds but still provide wildlife habitat.

Brad Filipovich, Middlesex Township resident, mentioned the stone house on the property along Country Club Road may be historic. Mr. Ross said the house was reviewed and is not identified as historically preserved by Pennsylvania Historic & Museum Commission. Mr. Ross said there are no plans about the house yet. Mr. Filipovich suggested the developer could provide a walking trail for public access to the Conodoguinet Creek without building a road and parking lot which would impact the wetlands.

Nia Shironi, N Middleton Township resident, expressed concern about the approved 400,000 gallons per day of public water allocation for the data center development and potential impacts on the aquifer.

Carl Moll, Carlisle Borough resident, expressed concern about noise pollution from the data center development. Mr. Ross said a comprehensive noise study for the PPL

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substation and data center development is still being completed as part of the required EIAR.

Susan Coulson, Middlesex Township resident, asked if trees will be removed on the property. Mr. Ross explained this is part of the woodland study and that 2 to 3 percent of trees will be removed. Mr. Ross explained that past farming practices encroached on wetlands and they are proposing a 50 foot buffer along existing wetlands and are considering planting native trees. Ms. Coulson asked if the PPL substation will be enclosed by a fence. Mr. Ross said it would be.

Lori Fenn, N Middleton Township resident, expressed concern about impacts to groundwater recharge for the Conodoguinet Creek, visual impact of the PPL substation from Country Club Road, the noise level of the PPL substation, the amount of cooling water needed for the development and possible impacts on the cost of electricity for residents. Mike Hess mentioned that all these potential impacts are being considered as part of the plan reviews.

Township Staff Informational Comments with no discussion.

Tom Ryan asked if there are any Township Staff Informational Comments. Mark 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 Larry Claycomb and passed unanimously at 8:49 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission