

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 22, 2025**

START TIME: 7:00 p.m.

END TIME: 8:29 p.m.

MEMBERS PRESENT:

Wes Beard
Tracy Gleim
Tom Ryan
Steve Zeigler

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer
Elizabeth Grant, Cumberland County Planning Department

MEMBERS & STAFF ABSENT:

Larry Claycomb
Robynn Eppley
Jim O'Connell
Margie Flatley-Carpenter, Secretary

AGENDA:

Discussion and Possible Action on past minutes of December 8, 2025

Public Comment

TPF 24-19 Discussion and Possible Action on Preliminary Final Land Development Plan for
 Redevelopment of Existing Rise Cannabis Dispensary
 At 1186 Harrisburg Pike
 (BOS action deadline April 10, 2026)

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)

Township Staff Informational Comments with no discussion

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 December 8, 2025

Tom Ryan explained that the meeting minutes are not ready to be reviewed.

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Public Comment

Mr. Ryan asked for any public comment and asked persons giving comment to use the microphone at the podium, give their name and address and limit comments to about 3 minutes.

Dr. Kerry Whitelock, Middlesex Township resident, presented information about reported health risks from data center development from stray electrical voltage, air pollution, noise pollution, stress, etc. and asked the Planning Commission to consider this in their review.

Josh Monighan, Hampden Township resident, stated his opinion that the property proposed as a data center could be used instead for other land uses which would provide more local employment.

Tamela Trusell, Carlisle Borough resident, asked the Planning Commission to require an extended review period to allow a comprehensive review of all potential environmental impacts of the data center development to natural resources, cultural resources, air quality, etc. and that the review should be coordinated with all federal state and local laws. Tamela Trusell promised to provide more information to the Planning Commission.

Nancy Yurich, Silver Spring Township resident, asked why the minutes of the last meeting were not available. Mark Carpenter explained that meeting minutes are only posted online after they are reviewed and approved by the Planning Commission.

Kelley Brickey, Middlesex Township resident, asked if the township is discussing the impact of data center developments with other municipalities. Mark Carpenter explained that township staff has travelled to Ashburn Virginia to see other data center developments.

**TPF 24-19 Discussion and Possible Action on Preliminary Final Land Development
Plan for Redevelopment of Existing Rise Cannabis Dispensary
At 1186 Harrisburg Pike
(BOS action deadline April 10, 2026)**

Judd Dayton, of Bohler Engineering, represented the plan. Mr. Dayton summarized the plan to combine lots west of the Dispensary building, demolish 2 existing buildings and create a parking lot. Mr. Dayton explained the plan would also improve site access by closing all but 1 access drive onto Harrisburg Pike and limiting the N. Middlesex Road access to right-in and right-out. Mr. Dayton clarified they are only asking for 4 waivers and withdrawing the waiver request for SALDO Section 719.C.14.b.1. in their 12/4/2025 letter. Bud Grove explained his review comments. Elizibeth Grant of County Planning Department explained their review comments appear to have been satisfied.

Wes Beard made a motion to approve the 4 waivers requested. The motion was seconded by Steve Zeigler and passed unanimously.

Wes Beard made a motion to approve the Preliminary Final Land Development Plan for Redevelopment of Existing Rise Cannabis Dispensary at 1186 Harrisburg Pike, subject to meeting conditions in Township Engineer, Bud Grove's review memo dated 12/12/2025 and any review comments received from the Letort Regional Authority. The motion was seconded by Steve Zeigler and passed unanimously.

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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 summarized the plan is to combine the about 693 acre properties into one lot then to subdivide the property into 5 lots to be developed later. He explained that lot 1A is for future development of the PPL Substation and a loop access road for the data center, lot 1B is for future development of data center campus 1, lot 2 is for future development of data center campus 2, lot 3 is for future development of data center campus 3, and lot 1c is currently proposed as a vacant lot either for continued agricultural use or for use as a meadow.

Mike Hess of HRG explained his plan review letter dated 12/4/2025, including a waiver request for plan scale due to the large size of the property, and 5 review comments. Elizabeth Grant of Cumberland County Planning Department explained their review comments dated 9/9/2025.

Wes Beard made a motion to approve the 1 waiver requested for the Preliminary Subdivision Plan for Pennsylvania Digital 1 (PAX-1) (formerly named Project Bolt), Proposed Data Center development on Country Club Road. The motion was seconded by Seve Zeigler and passed unanimously

Wes Beard made a motion to approve the Preliminary Subdivision Plan for Pennsylvania Digital 1 (PAX-1) (formerly named Project Bolt), Proposed Data Center development on Country Club Road. The motion was seconded by Seve Zeigler and passed unanimously

Township Staff Informational Comments with no discussion.

Mr. Ryan asked if there are any Township Staff Informational Comments. Mark Carpenter reported that Steve Zeigler and Jim O'Connell are leaving the Planning Commission at the end of the year and the Board of Supervisors have interviewed candidates to replace them. Mr. Carpenter thanked Steve Zeigler for his 18 years of service on the Planning Commission.

Public Comment

Mr. Ryan asked if there was any more public comment.

Nia Sherony, North Middleton Township resident, asked that meeting minutes be approved and posted online.

Holden Burkholder, Silver Spring Township resident, stated that he believes it is not responsible to allow this data center development.

Cella Sum, N. Middleton Township resident, stated that she is concerned and believes data center development is not sustainable since it does not employ many people.

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Mike Bodek, Middlesex Township resident, stated that he is not in favor of the data center development, in part because of possible impacts on resident's electric bills.

Bud Grove, explained that the township is required by the PA Municipalities Planning Code to allow for all types of uses and is required to review the data center development using regulations in the Subdivision and land Development Ordinance and the Zoning Ordinance.

Elizabeth Grant announced that the Cumberland County Planning Commission and Cumberland Area Economic Development Corporation are hosting a public forum on understanding data center development at Dickinson College on January 20, 2026.

Tia Trussell, Carlisle Borough resident, asked for a copy of the data center development phasing schedule.

Dale Scott, Silver Spring Township resident, expressed his concern about the impact of the data center development on the groundwater aquifer.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 8:29 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission