

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JANUARY 12, 2026**

START TIME: 7:00 p.m.

END TIME: 8:55 p.m.

MEMBERS PRESENT:

Wes Beard
Robynn Eppley
Jim Gehr
Tracy Gleim
Doug Graham
Tom Ryan
Larry Claycomb

STAFF PRESENT:

Zach Zook, Township Manager
Bud Grove, Township Engineer
Mark Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Margie Flatley-Carpenter, Secretary

AGENDA:

Annual Reorganization – Discussion and Possible Action on Planning Commission nominations and elections for 2026 Chairperson & Vice-Chairperson

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

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

Public Comment

TPF 25-17 Discussion and Possible Action on Preliminary Land Development Plan for Pennsylvania Digital 1 (PAX-1) Phase 1-A, of data center development on Country Club Road
(BOS action deadline February 4, 2026)

TPF 25-22 Discussion and Possible Action on Application of Heckman Irrev Trust, Joan C EtAl for Zoning Ordinance Map Amendments to add the following properties totaling about 214.41 deed acres to the Data Center Overlay District:
Parcel ID 21-07-0467-012; Harrisburg Pike, 118.85 deed acres
Parcel ID 21-07-0467-013; 1166 Harrisburg Pike, 60.33 deed acres
Parcel ID 21-07-0467-015; Harrisburg Pike, 21.92 deed acres
Parcel ID 21-17-2696-023; 1170 Harrisburg Pike, 13.31 deed acres
(For review and recommendation by PC to BOS)

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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TPF 25-28 Preliminary/Final Land Development Plan for Ahold Delahaize Solar Development, on Shady Lane
(BOS action deadline March 4, 2026)

Township Staff Informational Comments with no discussion

MEETING MINUTES:

**Annual Reorganization – Discussion and Possible Action on Planning
Commission nominations and elections for 2026 Chairperson & Vice-Chairperson**

Robynn Eppley nominated Tom Ryan for Chairperson. Wes Beard seconded the motion and it passed unanimously, electing Tom Ryan as Chairperson of the Planning Commission for 2026.

Wes Beard nominated Tracy Gleim as Vice-Chairperson and Robynn Eppley seconded the motion and it passed unanimously, electing Tracy Gleim as Vice-Chairperson of the Planning Commission for 2026.

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

Larry Claycomb made a motion to accept the minutes of the December 8, 2025, meeting as amended. This was seconded by Wes Beard and passed unanimously.

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

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

Tom Ryan summarized the meeting agenda, and mentioned flyers available for a planned Data Center Forum at Dickinson College on January 20, 2026.

Public Comment

Phil Neiderer, Township Supervisor and resident, presented comments of the County Planning Department on the proposal to change zoning on the Heckman and other properties to Data Center Overlay. Mr. Neiderer said County Planning recommends that the township needs to update the comprehensive plan and he believes the Planning Commission should not recommend to change these properties to Data Center Overlay until this is done.

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Steve Cadwallader, township resident, said he has experience with data center development and believes the action on proposed data center should be delayed so impacts can be carefully considered. Mr. Cadwallader was concerned about the size of the proposed PPL electric substation. Mr. Cadwallader questioned if stormwater infiltration will work because of the poorly drained soils on the site.

John Manta, township resident, asked what the data center development will do for the township. Mr. Manta asked that action on the plan be delayed so the township can consider impacts on schools, police and employment, and evaluate if the development is right for the township. Mr. Manta was concerned about standing water in the stormwater retention areas attracting insects that could spread disease to his deer herd.

Jocelyn Collier, township resident, expressed concern about possible noise pollution from the proposed data center development.

**TPF 25-17 Discussion and Possible Action on Preliminary Land Development Plan for Pennsylvania Digital 1 (PAX-1) Phase 1-A, of data center development on Country Club Road
(BOS action deadline February 4, 2026)**

Nick Long of Livic Civil represented the plan and explained this is the plan for the entrance road and PPL electrical substation. Mike Hess, PE of HRG said a second review was done on the plan and revised plan were resubmitted and the third review is now in progress. Mr. Long explained the waivers requested for the plan and said they are not expecting a recommendation on the plan tonight. Mr. Long reviewed details on the plan sheets. Mr. Long explained the stormwater system is designed as a Managed Release Concept (MRC) stormwater Best Management Practice (BMP), with amended soil and under drains so the stormwater retention ponds are designed to drain in between 48 and 72 hours. In response to questions, Mr. Hess said he would provide a report to explain the proposed MRC BMP. Mr. Long explained the PPL electrical substation will be enclosed by an 8-foot-tall privacy fence and landscaping will be planted around the area to meet township ordinance requirements. Mr. Long will return to a future meeting for further review after he receives comments.

**TPF 25-22 Discussion and Possible Action on Application of Heckman Irrev. Trust, Joan C EtAl for Zoning Ordinance Map Amendments to add the following properties totaling about 214.41 deed acres to the Data Center Overlay District:
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Charles Suhr, of Stevens & Lee, represented the application of the Heckman Trust to add properties to the Data Center Overlay District. In response to a question from Robynn Eppley, Mr. Suhr explained the application had incorrectly listed parcel number 21-07-0467-016 and the correct parcel number is 21-07-0465-015. Mr. Suhr explained some history about the property. Mr. Suhr said the applicant is aware there are access challenges for the properties, but this could be addressed during the land development process. Mr. Suhr said his clients believe this is a good site for a smaller data center campus. Jim Gehr stated his opinion that it is premature to consider allowing data center development on these properties until the new comprehensive plan is done. Doug Graham mentioned there are existing traffic problems on N Middlesex Road that would be worse by data center use. Mr. Suhr noted that the main access to the property is by the Harrisburg Pike at the traffic signal. Tracy Gleim made a motion to table the proposal until the Cumberland County Planning Commission comments are available. The motion was seconded by Larry Claycomb and passed unanimously.

**TPF 25-28 Preliminary/Final Land Development Plan for Ahold Delhaize Solar Development, on Shady Lane
(BOS action deadline March 4, 2026)**

Plan preparer, Garrett Varner of Morris Knowles & Assoc. and applicant agent, Karen Jenkins, represented the plan. Mr. Varner explained the project to develop an approximate 25 acre solar site east of Shady Lane and north of I-81 to generate electricity to be put into the grid. Mr. Varner said the panel array will be enclosed by an 8-foot-tall security fence and a landscape buffer will be planted along Shady Lane to screen from nearby residential properties. Mr. Varner explained a Conditional Use permit was approved for the project. Mr. Varner said plans are being submitted to Cumberland County Planning Department, LeTort Regional Authority and Cumberland County Conservation District. In response to questions, Mr. Varner explained that the solar panels are manufactured in Vietnam and the solar panel components can be reused or recycled when at the end of their useful life. Mr. Varner will return to a future meeting for further review after he receives comments.

Township Staff Informational Comments with no discussion

Mr. 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, passed unanimously and the meeting was adjourned at 8:55 p.m.