

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
FEBRUARY 9, 2026**

START TIME: 7:00 p.m.

END TIME: 9:10 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:

Call Meeting to Order

Review and discussion of Middlesex Township Resolution #2006-7 Adopting Rules of Conduct for Meetings

Public Comment - Per Resolution 2026-7, the purpose is to allow Public Comment on any matters not on the agenda. Public Comment on specific matters on the agenda are to be made at the time that agenda item is undertaken by the Planning Commission

Discussion and Possible Action on minutes of January 12, 2026

TPF 24-2 Preliminary/Final Land Development Plan for Saia Trailer Storage Lot
(BOS action deadline 05/06/2026)

TPF 25-22 Discussion and Possible Action on Application of Heckman Irrev Trust, Joan C Et Al 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)

Township Staff Informational Comments, with no discussion

Adjourn Meeting

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MEETING MINUTES:

Call Meeting to Order

Tom Ryan called the meeting to order at 7:00 pm.

Review and discussion of Middlesex Township Resolution #2006-7 Adopting Rules of Conduct for Meetings

Planning Commission members reviewed and discussed Middlesex Township Resolution #2006-7 Adopting Rules of Conduct for Meetings.

Discussion and Possible Action on minutes of January 12, 2026

Larry Claycomb made a motion to accept the minutes of the January 12, 2026 meeting, as amended. Wes Beard seconded the motion, and it passed by unanimous vote in favor.

Public Comment - Per Resolution 2026-7, the purpose is to allow Public Comment on any matters not on the agenda. Public Comment on specific matters on the agenda are to be made at the time that agenda item is undertaken by the Planning Commission.

Viola Byerly, township resident, expressed concerns about potential negative impacts of the proposed PAC-1 data center on quality of life of residents along Country Club Road.

Mr. Moeller, township resident, expressed concern about the potential use of small nuclear power plants to generate electricity for data center developments.

Ashton Dickerson, township resident, expressed opposition to the proposed PAC-1 data center development and requested a thorough review to protect future citizens.

Joy Mathna, township resident, expressed opposition to the proposed PAC-1 data center development due to use of large amount of water for cooling, possibility of environmental contamination and the potential to increase the cost of electricity for residents.

Ashley Asper, township resident, suggested that the township should video record the meetings and post recordings online to allow better public access.

**TPF 24-2 Preliminary/Final Land Development Plan for Saia Trailer Storage Lot
(BOS action deadline 05/06/2026)**

Bryan Clement of HF Lenz Company represented the plan. Mr. Clement explained the plan involves developing a former hotel site purchased by Saia into a storage lot for about 120 trailers to be used at the adjacent truck terminal and a parking area for employees at the truck repair garage. Mr. Clement explained that trailers would be conveyed directly to the truck terminal by an access road to reduce traffic from Cook Drive onto Harrisburg Pike. Mr. Clement reviewed ordinance waivers requested for the plan.

Bud Grove will review the plan and have a recommendation at a future meeting and the applicant's representative will return for a recommendation from the Planning Commission.

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(For review and recommendation by PC to BOS)

Sean Delaney of Stevens & Lee represented the matter. Mr. Delaney explained the history of the past request to allow warehousing on the properties and the current requested zoning map amendment to allow data center development. Mr. Delaney presented a sketch plan showing the possible development of 8 data center buildings on the properties. Mr. Delaney said the proposed data center use would be best use of the properties and not generate as much traffic as other allowed commercial uses and traffic updates would be done as needed to accommodate the development. Mr. Delaney explained that modern closed loop cooling could be used to reduce the amount of water needed to cool the data center computer equipment. Mr. Delaney explained any data center development would need to be approved by PPL as the electricity transmission supplier. Mr. Delaney reviewed the Cumberland County Planning Commission recommendation of disapproval until the Comprehensive Plan is updated.

Supervisor Phil Neiderer explained that the Comprehensive Plan update process will provide a roadmap for future development and is needed to properly plan for these properties. Planning Commission members discussed the proposed zoning ordinance map amendment.

Jim Gehr made a motion to recommend that the application of Heckman Irrev Trust, Joan C Et Al for Zoning Ordinance Map Amendments to add the subject properties totaling about 214.41 acres to the Data Center Overlay District, be denied until the Middlesex Township Comprehensive Plan update is complete. Larry Claycomb seconded the motion, and it passed by unanimous vote in favor.

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.

Adjourn Meeting

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Doug Graham seconded the motion, and it passed by unanimous vote in favor. The meeting was adjourned at 9:10 p.m.