

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
July 13, 2026**

START TIME: 7:02 p.m.

END TIME: 9:46 p.m.

MEMBERS PRESENT:

Wes Beard
Robynn Eppley
Jim Gehr
Tracy Gleim
Doug Graham
Larry Claycome

STAFF PRESENT:

Bud Grove, Township Engineer
Mike Hess, HRG Engineer (Township Consultants for PAX-1 Project)
Zach Zook, Township Manager

Tracy Gleim called the meeting to order at 7:02 p.m. and led the Pledge of Allegiance.

**Reorganization: Discussion and Possible Action on Planning Commission
nominations and elections for 2026 Chairperson to replace Tom
Ryan & Vice-Chairperson (if needed)**

Nominations were opened for the position of Planning Commission Chairperson for 2026.

Wes Beard nominated Tracy Gleim to serve as Chairperson, replacing outgoing Chairperson Tom Ryan. The nomination was seconded by Doug Graham. Vote was taken, 6 yays, 0 nays. Motion approved.

Larry Claycomb nominated Doug Graham to serve as Vice-Chairman. Robynn Eppley seconded the motion. Vote was taken 6 yays, 0 nays. Motion approved.

Public Comment

There were no public comments concerning matters not listed on the agenda.

Approval of June 22, 2026 Meeting Minutes

Wes Beard requested the following amendments to the June 22, 2026 meeting minutes:

1. Page 3, Paragraph 3: Revise the language concerning the specific waivers was unclear, would like more specifics added to motions, including “unanimously agreed as written.”
2. Add a separate motion approving TPF 25-28, based upon the three criteria listed beneath the original motion. Mr. Beard clarified that the record should reflect two separate motions. Zach Zook stated that he would revise the minutes to include the second motion.

The Commission further requested that when motions or agenda items have similar names, the complete identifying letters and numbers be included in the minutes to clearly distinguish each matter and its corresponding vote.

3. Page 4, Paragraph 3: Replace the phrase “without berm” with “berm to remain,” reflecting that trees have already been planted in that location.
4. The Commission also requested the following formatting revisions for future minutes:
 - Identify the name and title of the individual presenting each agenda item.
 - Include page numbers.
 - Return to the Commission’s previous minutes format.
 - Specific motions for waivers/modifications and separate motion for recommendation of approval

Jim Gehr made a motion to approve the minutes of the June 22, 2026, meeting, as amended in accordance with the discussion. The motion was seconded by Robynn Eppley. Yays 6, 0 nays. Motion carried unanimously.

**TPF-25-27 Discussion and Possible Action on Preliminary Land Development Plan for Pennsylvania Digital (PAX-1) Data Center Phase 3.
(BOS action deadline August 5, 2026)**

Informal Presentation. Presenters: Andy Giorgione, Justin Ross with Livic Civil. Pete Beylo with Penny Design Group (Architecture firm).

Andy Giorgione indicated this is for presentation purposes only. No action or decision will be requested from the Planning Commission. The final presentation for the Campus 1-B Final Development Plan is scheduled for July 27, 2026.

Justin Ross reported that a project website had been established and would be updated regularly with

Construction and project information for the Planning Commission and the public. The project team was meeting biweekly with Township representatives at the site and had participated in meetings regarding blasting activities. Routine daily blasting for Campuses 1-A and 1-B was expected to conclude on Friday, July 17, 2026, and then pause. Additional blasting near Campus 2 or the central portion of the site was anticipated toward the end of the year. Text and email notifications would be issued for any interim blasting. Stone and topsoil hauling resumed on July 14, 2026. Grading and bulk earth moving continued within Campus 1-A, with some earthwork beginning in Campus 1-B. Mr. Ross estimated that several additional months would be needed to complete material movement.

In response to the Planning Commission's request for clarification regarding the berm height, Mr. Ross stated that some material was temporarily stockpiled, causing the berm to appear higher than its planned final elevation. The berm would be lowered to the approved height at the completion of the project.

**TPF 26-12 Discussion and Possible Action on Final Land Development Plan for
Pennsylvania Digital 1 (PAX-1) Phase 1-B.
(BOS action deadline August 5, 2026)**

Mr. Ross presented the Campus 1-B Final Development Plan, stating it was substantially consistent with the previously approved preliminary plan. The plan includes three buildings, grading, blasting, site preparation, five water-storage tanks, and two wastewater tanks, with overall storage capacity remaining generally unchanged. Photorealistic renderings showed the campus layout, access points, berms, landscaping, buildings, and substations. The Commission requested revisions to accurately show planting and mature tree heights, remove incorrectly depicted curbing along Country Club Road, and more clearly identify campus areas, access roads, and substations. Discussions with PPL regarding dark-sky lighting remained ongoing.

Mr. Beylo presented preliminary architectural designs featuring tan and gray materials, stone and metal treatments, glazing, and mechanical screening. Screening walls approximately 27 and 72 feet high would conceal generators, transformers, exhaust stacks, and related equipment while allowing required airflow.

Buildings 3 through 6 would maintain a generally consistent architectural design, subject to mechanical and operational variations. Revised renderings were expected before the next Planning Commission meeting and would be posted on the project website. Pax1campus.com

The presentation then proceeded to the discussion of Campus 3.

TPF 25-27: Discussion and Possible Action on Preliminary Land Development Plan For Pennsylvania Digital (PAX-1) Data Center Phase 3. (BOS action deadline August 5, 2026)

Mr. Ross presented Campus 3, located west of Country Club Road. Following DEP consultation, the plan was revised to reduce wetland impacts and the number of data-center buildings was reduced from six to five. Remaining wetland impacts would be addressed through permitting and mitigation. Campus 3 would include five data-center buildings, a secured entrance from Country Club Road, a separate operations and delivery entrance, and a secured internal road connecting all three campuses. The smaller building nearest Country Club Road was positioned to improve appearance and reduce noise from the remaining buildings.

A two-story administration building serving all three campuses, together with Campus 3 water-service facilities and storage tanks, would be located below the elevation of Country Club Road. The Commission requested street-level renderings showing the entrance, security lanes, substation, landscaping, and views from Campus 2. Existing trees along the creek would remain, with additional reforestation and landscaped berms proposed. The project would also restore a portion of the former agricultural drainage system to a natural open channel, although no DEP mitigation credit would be received. The existing stone house and barns were not proposed for demolition. Representatives of the local historical society were being offered access to inspect the structures and identify any items for possible preservation.

PUBLIC COMMENT. For TPF 25-27 and TPF 26-12

Jody Shirell, 8 Teaberry Drive. Ms. Shirell questioned sewage capacity and potential generator and mechanical-equipment noise. Representatives stated all equipment was modeled simultaneously and the study would be updated if final specifications changed materially.

Hilda Vasquez Rosa, 25 Buckeye Way. Ms. Vasquez Rosa questioned the location of Campus 1-B near residential communities and whether it was influenced by a prospective tenant. Mr. Ross stated the location resulted from engineering and design considerations and included buffers exceeding minimum requirements. She also raised concerns regarding blasting, water use, construction impacts, and alleged development irregularities.

Jason Bullock, 19 Goldenrod Drive, Carlisle. Mr. Bullock, a Cumberland County resident and business owner, cited a reported wastewater-contamination incident involving a Wyoming data center and asked what safeguards would protect the PAX1 system. Mr. Ross stated PAX1 would use contained conveyance, clarifiers, testing, sampling, and treatment-plant oversight rather than external cooling ponds. Mr. Bullock requested a specific remediation and disposal plan if contamination occurred. No off-site remediation or disposal location was identified.

Jocelyn Coyler, 454 Bernheisel Bridge Road. Ms. Coyler questioned the amount, energy efficiency, and bird safety of the proposed glazing and requested reconsideration of bird-safe glass. Representatives stated glazing would cover approximately 30 percent of three façades, primarily as tinted exterior treatment over solid walls. She also questioned mechanical screening, stormwater and DEP reviews, and wastewater-treatment approval; representatives stated review comments had been addressed and discharge remained subject to allocation and pretreatment standards. Ms. Coyler urged that approval be delayed until environmental and wastewater issues were resolved and raised concerns regarding potential taxpayer liability.

Lynne Hofferica, 14 Countryside Drive. Ms. Hofferica requested that future renderings include recognizable landmarks, vehicles, people, and landscape features to better show scale and surrounding views. She also questioned the location, inspection, and long-term maintenance of off-site wetland mitigation; representatives stated credits had been secured within the applicable watershed and would remain subject to DEP oversight. She further requested documentation of any historical review of the stone house and barns before potential demolition.

Earl Beam, 303 Country Club Road. Mr. Beam requested renderings showing landscaping during the first five to ten years and reported rocks and debris on Country Club Road. He questioned the drainage crossing and disputed construction occurring outside previously represented hours. He also stated that the berm exceeded its planned height and obstructed mountain views. Representatives stated the roadway would be addressed, an arched culvert would be installed, and the berm would be lowered during final grading. Mr. Beam cited continuing noise, dust, traffic, lost views, and reduced quality of life for nearby residents.

Kyle Gerber, 585 Bernheisel Bridge Road. Mr. Gerber requested that the project renderings be enlarged and that additional views be provided from the opposite direction along Country Club Road. Expressed concerns about sound with generators and cooling fans.

Arlene Darlington, 7509 Wertzville Road, Carlisle. Ms. Darlington requested a detailed, regularly updated construction schedule and information regarding cooling-water chemicals and exhausted heat. She sought further evaluation of potential environmental effects on nearby residents. She also questioned protections for the active bald eagle's nest and requested follow-up at the next meeting. Finally, she asked who was responsible for updating outdated Township ordinances governing future development.

Pam Wenner, Fieldstone Drive. Ms. Wenner confirmed that the 12-foot berm would remain with trees planted on and in front of it. Approximately 90 percent of plantings would be native species, with limited nonnative screening where necessary. She raised concerns regarding habitat loss and wildlife mortality and asked about birdhouses and other habitat features. Representatives stated that natural areas, pollinator plantings, food plots, and bird boxes were planned or under consideration. Ms. Wenner recommended consultation with the Penn State Extension Office.

Wes Beard raised concerns regarding the possible use of natural-gas generators. The discussion indicated that natural-gas generators would be larger, require larger equipment yards, and involve substantial fuel-delivery or storage infrastructure. The final natural-gas delivery and storage configuration had not been resolved.

**Discussion and Possible Recommendation on Preliminary/Final Development Plan for Sheetz Store #191 Rebuild.
(BOS action deadline September 2, 2026)**

Presentation: **Terri Delo, Integrated Consulting and Bob Franks, Sheetz.**

Preliminary/final development plan for the reconstruction of Sheetz Store No. 191, located at the intersection of Wolf's Bridge Road and Harrisburg Pike.

Ms. Delo stated that the applicant had not yet received the Township's formal review comments. Comments had been received from Cumberland County and the applicable regional authority. The project proposes the complete demolition and reconstruction of the existing Sheetz facility. All existing buildings, utilities, piping, and other improvements located within the site would be removed and replaced. The redevelopment would include:

- A new 6,132-square-foot convenience store;
- A replacement single-bay car wash;
- Replacement site infrastructure and utilities;
- New stormwater-management facilities; and
- Retention of the existing electric-vehicle charging stations.

The number of fuel pumps and parking spaces would not be reduced, and no additional parking spaces were proposed. Ms. Delo stated the project was similar to other recent Sheetz reconstruction projects, including the recently completed Dillsburg location. Existing utility connections would generally be reconstructed from the public right-of-way into the site. Ms. Delo explained that the existing Sheetz property does not have subsurface stormwater-management facilities. An existing detention basin is located north of the store along Wolf's Bridge Road. Following additional discussion, she stated that historic plans might show that a portion of the Sheetz property also drained to the basin and agreed to verify that information. The applicant does not presently propose to use the existing basin to provide stormwater capacity for the redevelopment. The proposed plan includes two new stormwater-management facilities:

- A facility within the northern portion of the site near the driveway and existing detention area; and
- A smaller facility within the southern portion of the site.
- Ms. Delo stated that the redevelopment would comply with applicable stormwater and impervious-coverage requirements. No formal plan had been established to realign Wolf's Bridge Road with Harmony Hall Drive, and the potential effect on the Sheetz driveway remained undetermined.
- The Commission requested clarification regarding the existing detention basin, property boundaries, and requested waivers. Members expressed concern that the redevelopment should improve existing landscaping deficiencies and requested additional justification for the combined preliminary/final plan and landscaping waivers.
- The Commission also raised concerns regarding vehicle queuing near the electric-vehicle charging stations, car wash, and vacuum area. The applicant agreed to evaluate alternative layouts and provide sufficient on-site staging to prevent vehicles from backing onto Wolf's Bridge Road.

- The Commission requested electronic plans for future presentations so the proposed development could be enlarged and displayed for the Commission and public.

**TPF 26-15 Discussion and Possible Recommendation on Final Subdivision Plan for Cumberland Range Estates Phase Six.
(BOS action deadline September 2, 2026)**

**Presentation: Dave Weihbrecht, Advantage Engineering.
Elizabeth Foote Knouse (DRK Real Estate)**

Dave Weihbrecht stated that Phase 6 of Cumberland Range Estates was substantially consistent with the approved preliminary plan and was proposed for construction before Phase 5. The applicant proposed a temporary construction entrance from North Middlesex Road to avoid damage to subdivision streets; however, the Commission and Township representatives questioned the need for a second access point and stated that roadway protection or repairs should remain the developer's responsibility.

The developer proposed installing the final wearing course in Phases 2 and 3 while leaving Phase 4 at binder course during Phase 6 construction. Township Engineer Bud Grove advised that final paving of Phases 2 and 3 would require the Board of Supervisors to modify an existing Phase 3 approval condition requiring full roadway completion to North Middlesex Road.

The Township supported completing the paving for residents and public safety, including school-bus access, but did not support the proposed temporary entrance. The Board of Supervisors was requested to provide direction regarding modification of the approval conditions, paving of Phases 2 through 4, and the temporary construction entrance.

Adjournment

There being no further business before the Planning Commission, Wes Beard made a motion to adjourn the meeting. The motion was seconded by Larry Claycomb. Yays 6, Nays 0. Motion approved unanimously.

The meeting adjourned at 9:46 p.m.

FORMAL ACTIONS

MOTION	MOVED BY	SECONDED BY	VOTE	ACTION
Jim Gehr made a motion to approve minutes of June 22, 2026 meeting as amended in accordance with discussion	Wes Beard	Robynn Eppley	6-0	Motion approved
There being no further business, Wes Beard made a motion to adjourn the meeting. Seconded by Larry Claycomb.	Wes Beard	Larry Claycomb	6-0	Motion carried.

Minutes Provided by DocuScript