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## **10.0 ADJACENT AND REGIONAL PLANNING**

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An important component of the comprehensive planning process involves the consideration of land use, zoning and planning policies, concerns, and initiatives of adjacent municipalities and county/regional planning agencies. Awareness of land use, zoning and other planning policies, concerns and initiatives of adjacent municipalities is critical to identifying potential conflicts as well as potential opportunities to cooperate with neighboring jurisdictions. Planning policies and initiatives such as comprehensive plans, existing and future land use maps and plans, zoning ordinances and maps, and traffic, stormwater and sewer needs and concerns were gathered from neighboring municipalities and Cumberland County/Tri-County Planning Commission. The following paragraphs summarize the planning policies, concerns and initiatives of adjacent municipalities and Cumberland County/Tri-County Planning Commission.

### **10.1 SILVER SPRING TOWNSHIP**

Silver Spring Township adjoins Middlesex Township along its eastern border. The Silver Spring Township Comprehensive Plan, which was adopted in 1995, designates several different proposed land uses along its border with Middlesex Township.

Starting at the Silver Spring Township's northern border, the steep slopes along the Blue Mountain are designated for "Conservation" uses. Moving southerly from the base of these steep slopes to Sherwood Drive are designated for "Rural Residential" uses. The area from Sherwood Drive to south of the Conodoguinet Creek is designated for "Conservation" uses. The area from just below the Conodoguinet Creek southerly through the Turnpike is designated for "Agriculture" uses. From just south of the Turnpike to U.S. Route 11, land is designated for "Light Industrial" uses. The area south of U.S. 11 and along Appalachian Drive to the Conrail tracks are designated for "Commercial", "High Density Residential", and "Light Industrial" uses. From the Conrail tracks southerly toward Old Stone House Road, lands are designated for "Agriculture" uses. A small area immediately adjacent to Hogestown Run is designated for "Conservation" uses. And lastly, lands from Old Stone House Road southerly to Trindle Road are designated as "Rural Residential".

The future land use patterns proposed for Silver Spring Township along its western border are generally consistent with current and proposed land uses within Middlesex Township along its border with Silver Spring Township.

It should be noted that growth is expected in some western portions of Silver Spring Township that do not directly abut Middlesex Township. This growth will impact Middlesex Township in that Silver Spring Township has reserved 400,000 gpd of capacity from Middlesex Township at the Carlisle Area Sewage Treatment Plant. Sewage from Silver Spring destined for the Carlisle Area Sewage Treatment Plant must use gravity lines within Middlesex Township to reach the treatment plant.

### **10.2 SOUTH MIDDLETON TOWNSHIP**

South Middleton Township borders Middlesex Township to the south opposite Trindle Road. South Middleton Township's current Comprehensive Plan was adopted on December 14, 1999. Abutting areas along South Middleton Township's border with Middlesex Township are designated for "Suburban Community," "Industrial Center" and "Agricultural Reserve" future land uses.

Border areas from the intersection of Interstate Route 81 extending west to the Middlesex Township western boundary are designated as "Suburban Community." These areas are intended primarily for mixed density residential development, with local centers of industrial and commercial uses. These areas require a full range of public services.

Border areas from the intersection of Interstate Route 81 east to approximately 700 feet east of the intersection of Horners Road, are designated as "Industrial Center." Existing land uses include vacant land, agricultural-farming and commercial-retail. These areas are intended to provide additional lands for expansion and new industries in the future in areas with a full range of support facilities including good access to regional highways.

Border areas from approximately 700 feet east of the intersection of Horners Road extending east to the Middlesex Township eastern boundary are designated "Agricultural Reserve." These areas are intended primarily for agriculture related uses and low-density residential development, and are meant to reserve prime agricultural soils, encourage farming activities and retain the rural character of the area. These areas contain rich limestone soils subject to sinkhole conditions that are not readily suitable for suburban development. These areas do not require public utilities.

**10.3 NORTH MIDDLETON TOWNSHIP**

North Middleton Township borders Middlesex Township to the west. North Middleton Township's current Comprehensive Plan was adopted on November 2, 1995. A variety of proposed land use categories are proposed along North Middleton's border with Middlesex Township. Lands in the extreme southeastern corner of North Middleton Township along Trindle Road are designated for "Suburban Residential" uses. Lands just north of Trindle Road through the Conrail tracks are designated for "Public/Civic" uses. The area north of the Conrail tracks to the LeTort Spring Run are designated for "Industrial" uses. The area immediately adjacent to the LeTort Spring Run is designated for "Conservation" uses. From the LeTort northward to the Harrisburg Pike is designated for "High Density Residential" uses. The area from the Harrisburg Pike north to the Turnpike is designated as "Campus Industrial". The area between the Turnpike and the Conodoguinet Creek is designated as "Suburban Residential" uses. The area from the Conodoguinet Creek northward to West Middlesex Drive is designated for Conservation uses. The area from West Middlesex Drive through Fairview Drive is designated for "Suburban Residential" and "Conservation" land uses. The area from Fairview Road north to Wagner Drive is designated as "Conservation" and "Rural Residential" uses. Lands between Wagner Drive and S.R. 944 are designated for "Agriculture" and "Conservation" uses. Lands northward from S.R. 944 to the ridge of the Blue Mountain are designated for "Public/Civic" and "Conservation" uses.

**10.4 CARROLL TOWNSHIP (Perry County)**

Carroll Township abuts Middlesex Township to the north, west of S.R. 34. Carroll Township's Comprehensive Plan was adopted August 1987.

Future land uses proposed in this plan along its border with Middlesex Township include "Conservation" use west of S.R. 34 and residential uses along S.R. 34.

**10.5 RYE TOWNSHIP (Perry County)**

Rye Township borders Middlesex Township to the north, east of S.R. 34. Rye Township adopted its Comprehensive Plan on June 28, 1999. The future land use plan from the Comprehensive Plan designates land along its southern border with Middlesex Township for "Conservation" and "Public/Semi-Public" uses.

**10.6 CUMBERLAND COUNTY/ TRI-COUNTY PLANNING COMMISSION**

Two completed county/regional studies contain data, analysis and/or recommendations that may be pertinent to future planning in Middlesex Township. The Cumberland County Greenways Study was completed in 2000 and the Cumberland/Perry Counties Safety and Congestion Management Study was completed in 2002. Middlesex Township Supervisors signed a resolution in support of the results and recommendations of the Safety and Congestion Management Study in December 2002.

In addition, there are several initiatives at the regional/county planning level which provide data, analysis and/or recommendations that would be pertinent to future planning in Middlesex Township. These initiatives include the Cumberland County Comprehensive Plan Update, the development of a regional Growth Management Plan, and the Cumberland County Open Space Study. While these initiatives, which are currently in progress, may contain some pertinent information for the Middlesex Township Comprehensive Plan Update, these studies are not expected to be completed until after mid-2003.

**10.7 TRENDS AND ISSUES**

**Trends - Adjacent and Regional Planning**

- ✓ Middlesex Township needs to be aware of the zoning and development activities in adjacent municipalities so that compatible land use and development activities can be implemented.
- ✓ Allow for compatible transportation

improvements.

- ✓ Middlesex Township is already involved with adjacent municipalities. They purchase their water from South Middleton Township, discharge their wastewater into the Carlisle Regional wastewater treatment facility and receive fire protection from fire companies outside of the Township.
- ✓ Allow for compatibility of sewer and water needs.
- ✓ Prepared a joint parks and recreation plan with Monroe Township.
- ✓ Coordinate with Central Cumberland Task Force.

**Issues**

- ✓ Adopt land use measures that are consistent with those in the adjacent Township.
- ✓ Where there are inconsistencies establish a dialogue with the municipality to seek compatibility of uses.
- ✓ Amend the zoning ordinance to ensure consistency.