

**TOWN OF MIDDLETOWN
PLANNING COMMISSION MEETING MINUTES
July 14, 2025 | 7:00 P.M.**

The Town of Middletown Planning Commission meeting was held on Monday, July 14, 2025, at 7:00 p.m. in the town council chambers located at 7875 Church Street, Middletown VA.

Planning Commission Members Present

Anthony Boring
William Kircher
Chairwoman, Angela Morelock
Suzanne Obetz
George Smith, Council Liaison

Staff Present

Amanda Kerns, Senior Planner NSVRC
Town Manager Les Morefield

1. Set Agenda

Chairwoman Morelock called for a motion to adopt the agenda. Commissioner Obetz motioned to approve the agenda as presented, seconded by Commissioner Boring. The motion carried unanimously.

2. Approval of Previous Meeting Minutes

Chairwoman Morelock requested a motion to approve the meeting minutes from the June 16, 2025, meeting. Commissioner Kircher made a motion to approve the June 16th minutes with a correction to the spelling of his name under new business. The motion was seconded by Commissioner Obetz. The motion carried unanimously.

3. Unfinished Business

Chairwoman Morelock requested a motion for recommendation regarding Zoning Map Amendment 25-01 to forward to Town Council. Commissioner Boring made a motion to recommend approval of Zoning Map Amendment 25-01: A request by Shaffer's BBQ Palace, LLC to rezone the parcel located at 8140 Valley Pike (Tax Map Number 91-A-27) from Frederick County RA (Rural Areas) to the Town of Middletown B-1 (Commercial Business District). The motion was seconded by Commissioner Obetz. The motion carried unanimously.

4. Adjournment

Chairwoman Morelock adjourned the meeting at 7:05 p.m.

Amanda Kerns,
Senior Planner, NSVRC

Angela Morelock
Chairwoman