

**TOWN OF MIDDLETOWN  
PLANNING COMMISSION MEETING MINUTES  
February 23, 2026 | 7:00 P.M.**

The Town of Middletown Planning Commission meeting was held on Monday, February 23, 2026, at 7:00 p.m. in the town council chambers located at 7875 Church Street, Middletown VA.

**Planning Commission Members Present**

Corneila Hodson  
Jennifer Favela  
Tracy Madagan  
Chairman Anthony Boring  
Joanne Berger  
George Smith, Council Liaison

**Staff Present**

Amanda Kerns, Senior Planner NSVRC  
Town Manager, Les Morefield  
Rachel Henry, Deputy Clerk

**1. Set Agenda**

Chairman Boring called for a motion to adopt the agenda. Commissioner Berger motioned to approve the agenda as presented. The motion was seconded by Commissioner Hodson. The motion carried unanimously.

**2. Approval of Previous Meeting Minutes**

Chairman Boring requested a motion to approve the meeting minutes from the December 22, 2025, meeting. Commissioner Berger made a motion to approve the December 2025 minutes as presented. The motion was seconded by Commissioner Madagan. The motion carried unanimously.

Chairman Boring requested a motion to approve the meeting minutes from the January 12, 2026, meeting. Commissioner Madagan made a motion to approve the January 2026 minutes as presented. The motion was seconded by Commissioner Hodson. The motion carried unanimously.

**3. Public Comments**

None

**4. Chairwoman's Comments**

None

**5. Planner's Report**

Staff reported that they are currently conducting the second review of the Steel Dog Development Site Plan.

Staff shared that feedback from the Town Council had been received and incorporated into the most recent draft of the Comprehensive Plan. Staff reviewed those changes and the newly added implementation table. Staff requested that the Commissioners review the updated draft. Ms. Kerns also shared the upcoming timeline for adoption of the plan including an open house on March 23<sup>rd</sup>.

**6. Update from Council Liaison George Smith**

Councilor Smith had no updates from the Town Council. He stated she would take all of the information from this meeting and report back during the regularly scheduled Town Council work session.

**7. Unfinished Business**

None

## **8. New Business**

The Commission elected a new Chair and Vice-Chair for the 2026 calendar year.

Commissioner Berger nominated Commissioner Boring as Chair. Commissioner Hodson seconded the motion. The motion carried unanimously.

Commissioner Madagan nominated Commissioner Hodson as Vice-Chair. Commissioner Berger seconded the motion. The motion carried unanimously.

The Commissioners took a few minutes to introduce themselves and welcome Commissioners Favela and Madagan.

## **9. Announcements**

None

## **10. Adjournment**

Chairman Boring adjourned the meeting at 7:44 p.m.

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Amanda Kerns,  
Senior Planner, NSVRC

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Anthony Boring  
Chairman