

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

The Town of Middletown Planning Commission meeting was held on Monday, March 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

**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. Vice Chair Hodson motioned to approve the agenda as presented. The motion was seconded by Commissioner Madagan. The motion carried unanimously.

**2. Approval of Previous Meeting Minutes**

Chairman Boring requested a motion to approve the meeting minutes from the February 23, 2026, meeting. Commissioner Berger moved to approve the February 23<sup>rd</sup> minutes as presented. The motion was seconded by Commissioner Favela. The motion carried unanimously.

**3. Public Comments**

None

**4. Chairman's Comments**

Chairman Boring thanked the Summit Design team for their work conducting the Open House and developing the new Comprehensive Plan.

**5. Planner's Report**

Staff provided updates on the site plan review for the Steel Dog development, progress on Wawa construction, and the potential for the Holtzman Liberty station to redevelop as a 7-11.

Members of the Summit Design team gave a brief presentation on the most recent edits to the draft Comprehensive Plan and the planned next steps for adoption. A brief discussion followed regarding additional edits needed and the public input received during the Open House.

Staff stated that the next adoption step would be a joint public hearing with the Town Council on May 11<sup>th</sup>. Chairman Boring asked for a motion to schedule a joint public hearing with Town Council on May 11<sup>th</sup> to hear public comment on the draft Comprehensive Plan. Vice Chair Hodson made the motion, seconded by Commissioner Berger. The motion passed unanimously.

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

None.

**7. Unfinished Business**

None

**8. New Business**

None

**9. Announcements**

Staff shared details on upcoming engagement opportunities for the Frederick County Comprehensive Plan update. The next Planning Commission Meeting will be on April 27<sup>th</sup>.

**10. Adjournment**

Chairman Boring adjourned the meeting at 7:19 p.m.

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Amanda Kerns,  
Senior Planner, NSVRC

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Anthony Boring  
Chairman