

**TOWN OF MIDDLETOWN
PLANNING COMMISSION MEETING MINUTES
April 27, 2026 | 7:00 P.M.**

The Town of Middletown Planning Commission meeting was held on Monday, April 27th, 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. Commissioner Berger motioned to approve the agenda as presented. The motion was seconded by Commissioner Favela. The motion carried unanimously.

2. Approval of Previous Meeting Minutes

Chairman Boring requested a motion to approve the meeting minutes from the March 23, 2026, meeting. Commissioner Madagan moved to approve the March 23rd minutes as presented. The motion was seconded by Vice Chair Hodson. The motion carried unanimously.

3. Public Comments

Jorge Diaz, 139 Seventh Street: Mr. Diaz addressed the Planning Commission to bring up neighborhood safety concerns on the corner of Seventh Street and Midsummer Lane. Mr. Diaz stated that a stop sign is needed along Midsummer Lane and that the stop sign on Seventh Street should be moved in order to improve safety for children in the neighborhood. He stated that he has spoken to VDOT and tried speaking with the developers of the neighborhood to have the problem fixed, but neither party will address the issue at this time. Mr. Diaz requested that the Town conduct a safety inspection and look into the Planning Commission's role in releasing the bond.

4. Chairman's Comments

Chairman Boring touched base on the status of the Comprehensive Plan, noting that a two year process is coming to an end and thanking staff for all of their work behind the scenes.

5. Planner's Report

Staff provided updates on the site plan review for the Steel Dog development.

Staff reminded Planning Commission that the final draft of the Comprehensive Plan was available and that a Joint Public Hearing would take place on May 11th in order to hear public comment.

6. Update from Council Liaison George Smith

None.

7. Unfinished Business

None

8. New Business

Staff told Planning Commission that since the Comprehensive Plan Update is coming to an end, we will be moving towards updating the Capital Improvements Plan. Staff provided Commissioners with a copy of the current plan for reference.

Staff provided Commissioners with copies of the VA State Code pertaining to Group Homes and Assisted Living. Staff informed the commission that they expected to receive an application to establish a group home and wanted to prepare them for the process and regulations surrounding the use.

9. Announcements

Joint Public Hearing May 11th and next regular meeting on June 22nd.

10. Adjournment

Chairman Boring adjourned the meeting at 7:31 p.m.

Amanda Kerns,
Senior Planner, NSVRC

Anthony Boring
Chairman