

**Town of Millington  
Planning Commission  
Minutes of the Meeting  
December 28, 2023**

**Call to order:** The meeting of the Planning Commission for the Town of Millington was called to order at 6:30 pm by Chair Joyce Morales. The Commissioners in attendance were Moe Morton, Patty Cartagena-Santiago, and Rocky Datta

**Minutes:** Minutes of November 28, 2023, were reviewed. Cartagena-Santiago entered a motion to approve, Morton seconded the motion, vote of 4-0 was entered.

**Public:** In attendance were Frank Hodgetts, Home Partnership, John B. Gonzalez, Karins & Associates, Trish McGee, The Evening Enterprise, and Megan Elcrat, Present & Company by phone .

**Reports:** All reports were reviewed.

**New Business:**

- a draft site plan was presented for the development of the Freeman Evans property, north of Millington Road; this is one depiction of what may be proposed;
- a preliminary site plan was presented by Frank Hodgetts, John Gonzalez, and Megan Elcrat for Millington Senior Village. The plans show a proposed walking trail around the 3 parcels, 2 parcels for senior housing and the parcel with the existing old school building. Storm water management will be met through dry wells and bio-retention ponds. Forest conservation requirement will be met with existing trees and planting of new trees. Erosion & sediment control plans will be reviewed by KC Soil Conservation and MDE. All roads will be paved. Parking and roadways – additional information is needed from the Fire Company regarding the size and weight of their equipment; Manning will work with Fire Company to obtain this information. Ms. Elcrat reviewed the submitted depictions of the project and stated they want the project to encourage a sense of community. Hodgetts estimated construction to begin fall/winter 2024 with completion in 2026. Single bedroom units will range from 620’ to 712’; double bedroom units will range from 620’ to 805’. Rent is income restricted and will range from \$416/month to \$1,083/month; rents are set by HUD standards. The total project is estimated to be \$14 million. The project is age restricted (62+ years old), income restricted, and criminal background checks will be required. The Planning Commission unanimously agreed to support the project and move forward expeditiously. Hodgetts asked to receive a letter from the Planning Commission with their comments and approval, Manning will draft a letter for approval.

The next meeting will be on January 25, 2024 at 7:00 pm. With no further discussion a motion to adjourn the meeting was made by Datta at 7:24 PM, a second made by Morton, a vote of 4-0 was entered.

Respectfully Submitted,

Elizabeth Jo Manning, Town Administrator