



**Townsend Planning Commission Agenda  
February 14, 2018**

**Public Hearing @ 7:00 PM  
Townsend Town Hall, 141 Main Street**

**7:00pm – Planning Commission Public Hearing**

- I.** Call to Order:  
**II.** Opening Ceremonies
- a. Roll Call  
Troy Geiger, Regina Albert, Gary Reitereiser, James Reyes are present. Sheryl Rojas is absent for this meeting.
  - b. Pledge of Allegiance
  - c. Visitor Acknowledgement  
Acknowledgement of Fred Townsend, Councilman Hatton

- III.** Announcements/Additions/Deletions  
Request for changes, motion made and 2<sup>nd</sup> made, voted and approved agenda with no changes

- IV.** Public Hearing  
Regina Albert is explained the purpose of the public hearings tonight with copies available on the table for anyone to review.

- a. **Annexation Request**  
Property Owner - Herminio Cisneros  
Property Location – 6078 Summit Bridge Road, Townsend  
Parcel - New Castle County Tax Parcel No. 14-016.00-051

Letter was submitted and copies out front. No vote or comments will be made by the Planning Commissions but to hear public and/or owner comments. Mr. Townsend did feel it was appropriate to open the floor to the attorney of the property owners and developers. Currently in the town's Comprehensive Plan for annexation and split zoned as commercial and residential and requesting for R2 zoning.

Home sizes 7100 sq. ft. and 8200 sq. ft. approximately .2 acres coming off the entrance on Hwy71. Two story and ranch homes are indicated on the concept plan that has not yet been approved.

- V.** Public Comments – State Name & Address
- a. Annexation Request  
Comment / In favor / Not in favor

How would the annexation affect the other surrounding property owners? Adjacent properties that touch the Carter Farms could have the option to be annexed in also based on the current comprehensive plan.

No further comments, request to receive a motion to close the public hearing. Motion made, 2<sup>nd</sup> received, vote approved to close annexation public hearing.

**b. Rezoning Request**

Property Owner – George R. Piser, P/O/A for Betty R. Piser, Frances E. Patterson, Barbara A. Carter, Howard B. Carter, George R. Piser, Anne Marie Kaiser, and Suzanna Carter

Property Location – 0 South Street, Townsend

Parcel – Townsend, New Castle County, Tax Parcel No. 25-004.00-121

Current Zoning – R-1A requesting to change to – R-2

Mr. Tracey (attorney) presented the concept plan to the planning commission. Clarification regarding the letter requesting a variance from 40 feet to 20 feet based but feel that they would not need to request that variance based on how the plan has been designed and feel they don't need to request a subdivision wide variance. The Carter Farm is already in the comprehensive plan and the concept is to utilize the Cisneros property as an access point to Hwy 71 those avoiding increased traffic flow onto the smaller roads in town. Emergency access will be provided with a 911 fire lane on both access points but proposing that Hwy 71 be the principal access point. Two different unit types, 2story homes (7200 sq. ft.) and ranch style homes or 1 ½ story homes approximately 8100-8200 sq. ft. lots. Service corporation in the ranch style community that would maintain grounds, club house and various amenities you'd see in a 55+ community without the age limitation. The traditional community where the homeowner is responsible for property management. Offers housing options without limiting your buyers.

R2 zoning allows the minimum required zoning size of 7000 sq. ft. which the concept is above the minimum in both housing areas. There is a mix of R1 and R2 bordering. The concept is designed to offer housing varsities into the community. Townsend Village I & II has the larger lots and they have noticed a desire for the smaller lots sizes. The concept plan shows 232 homes, 111 of the ranch style and 121 of the 2 story homes. Any plans for open space from Rob Allen, is about 43% of the total property and 10% is the minimum. Conceptual plan for sidewalks, walking paths and connecting the community to a possible town park to the rear of the property that could revise the concept to include this option. There is also a plan for a pump station to be connected to New Castle County.

**VI. Public Comments – State Name & Address**

**a. Rezoning Request**

Comment / In favor / Not in favor

Diane Younger comments regarding her property allows animals, how would this affect her property? There are notes that can be included in the deed restrictions that puts the buyer on notices that there are animals on the property adjacent.

Regina Albert stated that current the property is zoned R1A and now wants R2. Mr. Tracey explained that they want the R2 because it gives the most flexibility in the community design. Troy Geiger asked about the wetlands and the developer is currently not proposing the filling of any wetlands. The Army Corp of Engineers and DNREC would handle the reviewing all the storm water plans.

What benefit would the clubhouse be to the community? Currently it would be limited to the residents of that community, but the final decision would be determined by the community. Any green space would be the property of the service corporation and considered private property.

Rob Allen stated that the new zoning allows that every property would provide tax benefits for the schools where as an age restricted community is exempt from some of those taxes. Home pricing has not been decided.

James Reyes asked to Fred Townsend about any State reviews that are required due to the size of this project. Mr. Townsend said it would not require PLUS, but storm water would be addressed by the Army Corp of Engineers. The State would not provide recommendations for subdivisions. Regina Albert asked if previous State recommendations should be considered in this decision? Mr. Townsend stated that the zoning requirement is based on the Town's decision. He is not aware of any previous State recommendations.

What is the difference in the zoning request? Basically, the lots sizes is the difference. Statement was made to remember there is over 40% of the property set aside as green spaces which is above the minimum required of 10%.

Motion made to close the rezoning hearing, 2<sup>nd</sup> received, vote approved to close the hearing

#### **VII. Motion to Close Public Hearing**

Motion made to close the public hearing, 2<sup>nd</sup> received, vote approved to close the hearing

#### **VIII. Adjournment**

Public Hearing