



Townsend Planning Commission Minutes

December 12, 2018

Meeting @7:00 PM

7:00 pm – Planning Commission Meeting

I. Call to Order

II. Opening Ceremonies

a. Roll Call

James Reyes, Regina Albert, Sheryl Rojas, Emily Seldomridge

b. Pledge of Allegiance

c. Visitor Acknowledgement

d. Announcements

Tom McDonald has been appointed to the Planning Commission and is replacing Regina Albert who is resigning from the Commission.

III. Additions/Deletions to Published Agenda

Addition of discussion of a new secretary to be discussed.

IV. LifeHouse Church presentation

Jim Karins and Steve Falkner

Two phases to be constructed to cover 10 acres, 545 parking spots

Services include 2 Sunday services, Tuesday evening youth ministry, weekday daycare services. Traffic study was completed in 2009.

Commissioner Rojas expressed concern about the intersection of Karins & Summit Bridge with the traffic increase due to Amazon, Walmart and lots of additional commercial locations in Middletown that has really increased traffic and recent accidents at the intersection. Commissioners are concerned about the safety of the residents, parishioners and anyone traveling on that roadway.

Mr. Karins stated that they met with DelDot in 2016 after the original concept presentation to the Planning Commission and was informed by DelDot that another traffic study would not be required because the church's peak times are not the same as the current usage so would not increase the traffic during peak hours.

Mr. Reyes appreciated the update but is still concerned about the church attendees making left turns onto Summit Bridge. He's passed the current location of LifeHouse at Everett Middle School and has viewed the traffic and use of flaggers.

Mrs. Rojas again explained that making left turns onto Summit Bridge from Green Giant is bad no matter what time of day peak or not peak. Mr. Karins stated that the signal decision is determined by DelDot and is controlled by peak traffic usage.

Concerns about the daycare increasing peak traffic is valid because it will be open Monday-Friday with AM and PM activity. Also, there is an incline heading south on Summit Bridge and if traffic backs up on that hill with no signal warning there could be an increase of rear-end accidents.

Mrs. Seldomridge is concerned about the church entrance being off Karins Boulevard and not Summit Bridge which is a state road. She believes that the signal requirements are different since the entrance is not off a main road. Mr. Karins said that DelDOT will still scrutinize the intersection and traffic volume onto Summit Bridge because they believe most of the traffic will be making left turns to head north on Summit.

Mr. Falkner spoke that the church will do whatever DelDOT states needs to be done. They are also concerned about the safety of everyone. They want to have the church built and active by 2020 as the current location will be not available by May of 2020.

Mr. Van-Otoo spoke stating that when adding the commercial without the signal would change the rating to an F rating and the signal would increase the rating to a B signal. The traffic concerns have been acknowledged by DelDOT in the earlier traffic study and says that when the church is built that it will be a matter of time for when the signal will be required.

Mr. McDonald stated that even traffic in town at the light during school time is very, very heavy with the signal. He avoids going through town from 2:30-6:30 because of the heavy traffic. He feels people will cut through the subdivision and go out the back entrance and then through town.

Mrs. Albert asked if Phase 1 and Phase 2 would be falling under the current town code and ordinances or would Phase 2 fall under any changes in code. It was determined that both phases would fall under the current town codes now.

Phase 2 will be a community use gym. The church does sponsor a volleyball team that would play in the evening. Most of those activities are considered off peak traffic time per Mr. Karins. Existing sidewalks will continue into the neighborhood, so it will be walkable to the gym when built. Sewer capacity has been reserved for the property per Mr. Karins. Storm water usage is a concern as Mrs. Seldomridge stated that the town should be understanding that updates will be required if NCC

regulations change. The back of the property will be having a berm built so water runoff should go back onto the property and not into the neighborhood.

Motion made to approve plan to for Town Council with the Planning Commissions concerns regarding the traffic issue. Motion passed and will be recommended to Council.

V. Discussion of new secretary

Job duties were discussed with Tom. Tom provided some ideas of how to improve document control using Excel and an application checklist. Tom said he would take on the position and Regina will assist with his onboarding.

Sheryl will complete the minutes for November and December. Tom will take over beginning with the January meeting.

Motion and vote for Tom McDonald into the position of secretary was approved and the position was accepted by Tom.

VI. Citizens Comments & Participation

VII. Adjournment