



Townsend Planning Commission Workshop

Agenda

February 1, 2020

Meeting @ 9:00am-12:00pm

- I. Call to Order
- II. Opening Ceremonies
 - a. Roll Call
Troy Geiger, Emily Whiting, Tom McDonald, Sheryl Rojas
 - b. Pledge of Allegiance
 - c. Visitor Acknowledgement
 - d. Announcement
- III. Review of all Chapter 66 edits

Ordinance is done but we want you to review all the changes so we can move forward with code. Emily wanted to review NCC code but still wanted her to review. Tom will email Emily the changes.

- IV. Continue Comprehensive Plan review

New plan name is 2020 update to the 2010 plan. Nothing prior to 2010 needs to be included. Discussion that changes must be tracked for a public meeting. Tom has 2 versions and edits. Chapter 1 is the only thing that we've updated.

- 1-3 need to insert the public participation via survey May 2018, revised January 2019 republished.
- Removed copies of draft plan and public comment because haven't been done yet.
- Current list of activities was pasted into doc, place chronological and write into paragraph.
- Draft edits 1-1, 1-2, 1-3, 1-4 was all previously approved (9pgs). Emily will crosscheck, clean it up, and show redline changes.
- Chapter 2 check with James if he has the information. Tricia's team and do a lot of the facts & figures.
- Page 16/17 Housing Plan Recommendations- insert the infill bullet, either remove the "granny flat" from comp plan or add it into our code. This is not currently allowed in R1 zoning and then we should consider changing to Mixed Use on Main Street so that they can allow multi-family dwelling. Rentals inspection now required. Current ordinance may need to be re-written to allow the Air B&B options. (REVISIT- can keep granny flat in)
- Add bullet: Prioritize revitalizing vacant and dilapidated homes in the "heart of town".

- Public Safety:
 - More in-depth discussions for obtaining additional support from the county or renting additional police services, in-depth study being completed by UD students regarding the cost of standing up a force. Currently we are provided service by the DE State Police.
 - Remove high number of children statement. Replace with the increased in population, increase in police calls, supports need for police presence.
 - Remove- should continue to support a community that
 - Remove- that will inevitably...population.
 - Numbers Emily will get from Tricia.
- Transportation 2nd paragraph sidewalk system- leave in is not complete throughout town. Acknowledge that Main Street project is done.(Insert the dates that phases were completed) Townsend is a Safe Routes to School Community (no UD partnership REMOVE), streetlight improvement, open spaces with trail pathways to connect subdivision to sidewalks.
- Maintenance of Homes- need to change numbers, homes will be over 50 years old and change to 20%, Remove the word “poor” with “fixed and or limited”. Add after Rental units tend to suffer from lower maintenance standards. “An ordinance was implemented to inspect rental units to ensure code is being met.
- Recreation and Childcare: do we have 3 in-home childcare facilities?(should be licensed with town if none then remove) Update that the park was completed on XXXX, add there is now a YMCA in Middletown and remove Girls Incorporated, ADD emphasis there is a need or high desire for community center to provide services, activities, programs for seniors, teenagers, young children and families. Working with the M-O-T Senior Center to provided services for the elderly should be considered in the research. Add new paragraph to push Wiggins Mill Park, work with NCC to get plan moving forward. Needs to be a recreational area with pathway, walking trails, bike paths to connect to Charles Price Park. Possible have a pool, athletic fields.
- Diverse Housing Types: “bedroom community”, mostly 780 single-family homes (98%).
- Call to fire chief should be completed to ask about what future needs/supports for our volunteer department and add to public safety section

Emily will review the updated code for comment at next meeting. Emily will also take on updates on the comp plan for the other commissioners to approve or recommend changes.

V. Citizen Comments & Participation

VI. Adjournment