Townsend Planning Commission Agenda

January 15, 2020

Meeting @7:00pm

I. Call to Order

II. Opening Ceremonies
   a. Roll Call
      Troy Geiger, James Reyes, Sheryl Rojas, Emily Whiting
   b. Pledge of Allegiance
   c. Visitor Acknowledgement
      Town Manager Anthony Mangeri, Mayor Tom McDonald, Councilman Scott
      Lobdel, Harry Jennings-developer, Karins Engineer (name not audible)
   d. Announcement- None
   e. Review of Agenda for additions/deletions
      - Adjustment to order of the agenda was approved

III. Review of Minutes for approval

   a. 9/15/19 minutes- Approved

   b. 10/09/19 minutes- Approved

   c. 11/21/19 minutes- Approved

IV. Review zoning Discussion of Townhomes & Apartments edited into Chapter 66

   Chart was inserted into the code, Scott Lobdel stated that the chart doesn't properly
   address the town homes setbacks. Changes were provided that will be reflected in an
   update to the chart for review at the next meeting. PC is insisting that there will be no on
   street parking allowed. Engineer suggested that there are at least 2 parking spaces
   minimum. More concern about impervious coverage per the engineer. PC is still insisting
   that code must state the parking is not on the street. Code should include all the details
   with examples of how the properties should appear to match the older style of the
   community. Sheryl will share the email with the rest of the commissioners. We will
   review the maps to find the correct placement of the new zones. Current commercial zone
   does allow business on the lower level and apartments above. Mixed use is another area
   the PC should discuss. May want to look into rezoning areas in the downtown area.

   We will need to have a public hearing regarding rezoning and code changes. Notification
   needs to be 15 days prior to the hearing. Then recommendations to council can be made
   and then council will have the solicitor review and vote at the council level.

V.   Town's response to the Southern New Castle County Master Plan

Draft plan has been created and available for review. Town Manager is concerned that NCC has drastically limited the development below Middletown. Both the Town Manager and Mayor have provided comment to the 3 scenarios and both requested a 4th scenario to allow for development & access to sewer in our area. People are coming here for schools, leave to get jobs, return to retire. NCC has not planned for what happens to agricultural area when the farmers no longer want to farm. There should be a plan for farmland below Middletown and Townsend has access to the railroad that runs through town. Approximately 50,000 residents live in unincorporated areas and they will want to move into areas that can provide services like sewer.

Preservations timeframe is running out. NCC can buy the land when the preservation runs out. County has no money so the landowners can sell to developers. Sewer agreement runs out in 2026. Mayor wants either NCC to provide more sewer, get it from Middletown or from the south.

Routh 15, Wiggins Mill Road, Main Street are all being used by heavy industrial and commercial vehicles. Also increased traffic due to all the commercial development in Middletown along Hwy 301.

Town is meeting with NCC Public works. They are also meeting on the 24th at 11am as a Public Meeting regarding the Southern NCC Master Plan is for 30 years. PC members are invited to attend the meeting. Page 33 of the Comp Plan states that we need sewer. Link to plan can be found on WilMapco. No roadways and infrastructure will be improved if it's not in the master plan.

VI.   Review of all Chapter 66 edits & vote to present to Town Council

We need to hold special workshops to continue to review the entire code and not just add townhomes and move on. Emily will take charge of updating the document. Workshop meetings will be held Jan. 30th 7:00pm-8:30pm and also Feb. 1st 9:00am-Noon.

VII.   Continue Comprehensive Plan review

Will be moved to workshop meetings. Email town to inform of the meetings and send agendas for both workshops.

VIII.   Citizen Comments & Participation

IX.   Adjournment