



Townsend Planning Commission Minutes

April 2, 2020

Meeting @7:00pm

Townsend Town Hall, 141 Main Street

I. Call to Order: at 7:00 P.M. by Chair T. Geiger

Statement that this is an electronic meeting held in compliance with the Governor's order for curtailment of groups of 10 or more and the six foot social distance. Using FreeConferenceCall.com as the platform for residents to hear and interact.

II. Opening Ceremonies

- a. Roll Call: present: T. Geiger, T. McDonald, J. Reyes, S. Rojas
- b. Pledge of Allegiance: impactable for this meeting
- c. Visitor Acknowledgement: no visitors login in
- d. Additions/Changes to the Agenda: no changes to agenda
- e. Announcements – Next PC meeting to be April 14, 2020

III. Review of minutes

a. 3-11-20 meeting: motion to approve minutes by T. McDonald, second by J. Reyes, Vote to approve unanimous

IV. Comprehensive Plan review of revisions & continue on updating plan

- Sheryl will try to start editing charts and editing data: tables and charts from info provided from Traci.
- Revised tables 1 yes, table 2 on was not updated info.
- *Age of Housing Stock* change info to that of 2010 census
 - Table 9 needs to be updated by 2010 census, years, & construction and need to change paragraph about construction and home starts
- *Type of Housing*
 - Need to ask A. Mangeri about Certificates of Occupancy, Vacant lots, and Vacant homes.
 - Need to verify carter farm is zoned
 - Change table 10 to include 2010 data and percentages
 - Under type of housing date 2019 date for table 10 from numbers by Townsend,

- Change paragraph %'s and dates to 2010 census, add newly annexed parcel of hidden woods(verify zoning as R-1A)
 - Update table 10 to current numbers of 2019 for Townsend
 - Last line in paragraph should show new zoning zones in our code
- *Housing value* – need data from 2010 Census to update home prices. Whole paragraph needs to be updated
- *Ownership and vacancy*
 - Data needed from town on occupied and vacant housing in town change graphic charts figure 2 and figure 3
- *Economic Profile*
 - Update Table 11 on economic information from 2010 Census
- *Unemployment Data*
 - Update from 2010 Census and graphic unavailable
- *2-1f. Housing Affordability*
 - Question of how many homes in town
 - Question of what is affordability housing and how it would affect neighborhoods without local police support
 - Question is does this include rentals?
 - Paragraph explanation of Table 12 needs to be updates and new numbers for Table 12 Median Housing Values. Add another column for 2019 values
 - Change table 12 Median Family Income to Table 12a and update income levels from 2010 Census
 - Paragraph introduction to Table 13 needs complete revision by data in Table 13 Home Affordability by Median Family Income – to be updated from 2010 Census data - *note that this data can be found under Delaware State Housing Authority*
- *Housing Plan Recommendations*
 - Question of rewording of granny flats under our code
 - Question of what entails resource library
 - Question of granny flats – research in our code
- *2-1g. Community Profile Implications, Critical Issues & Future Needs*
 - *Public Safety*
 - Need to address police prior to affordable housing –
 - “broken glass” scenario”
- *Troy* - the plus meeting letter from state where we need to incorporate into our comprehensive plan along with suggestions that we need to rescind the rental ordinance because of the liability that it exposes the town to.
- *General discussion of rental ordinance and business licenses. Affordable housing, police force, issues involving public safety need to be higher priority.*
- *Lack of response from Fire company on Sheryl's email.*

VI. Citizen Comments & Participation- no one joined meetings

VII. Adjourn: motion to adjourn - T. Geiger, seconded by S. Rojas, vote – unanimous