

# Planning Commission of the Town of Townsend

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January 3, 2023



Mayor & Council of the Town of Townsend  
141 Main St  
Townsend, DE 19734

Dear Mayor and Council,

**Chair**  
**Mr. Troy Geiger**

The Town of Townsend Planning Commission heard a presentation from Lifehouse Church and their representatives on Monday, December 6<sup>th</sup>, 2022.

**Co- Chair**  
**Mr. James Reyes**

The following comments, questions, and observations were made by the Planning Commission to Lifehouse Church and their representatives:

**Mr. Louis Krause**

1. Traffic – The Planning Commission shared that there is a need for traffic study and possibly a traffic light, especially with concerns that the school increase in traffic may necessitate a light at the entrance/ exit. Town Manager Tantillo shared that efforts were being made by the Town to also request a traffic study. The Planning Commission shared that Lifehouse Church should request this as well.
2. The need to maintain the trees between the church and residences in TVII
3. Phases 2 & 3 of Development. The Lifehouse Church plans show that they intend to use existing parking space for these phases of the project by reducing existing parking space.
4. Lifehouse Church shared that they plan on building an Elementary School to start in 2024 and plan to utilize two classrooms for each grade. The Planning Commission shared concern over traffic congestion during morning hours, especially if they start at the same time with the elementary school in Townsend. Lifehouse Church representatives shared that they would coordinate with neighboring schools to minimize congestion.
5. The Planning Commission also shared that we had a concern regarding sewer capacity with New Castle County as that can sometimes be a concern for the area. Lifehouse Church advised that they would be looking into that as part of their application process.

**Mrs. Lisa Brooks**

**Mr. Januarius**  
**Asongu**

The Planning Commission looks forward to reviewing the plans as they move along in the process and welcomes any questions from the Town Council.

Sincerely,  
Troy Geiger, Chair  
Planning Commission

**A Council – Manager Municipality**  
**Located on the Web at [townsend.delaware.gov](http://townsend.delaware.gov)**