



Townsend Planning Commission Meeting Agenda
February 12th, 2025 @ 7:00 pm
Town Hall and via Conference Call

7:00 pm – PC Meeting

- I.** Call to Order – Meeting called to order at 7:10 pm
- II.** Opening Ceremonies
 - A.** Roll Call

Present:
Troy Geiger
James Reyes
Lisa Brooks
Eschalla Clarke
JJ Asongu
Town Manager: Julie Goodyear
 - B.** Pledge of Allegiance – All stood for the Pledge of Allegiance.
 - C.** Visitor Acknowledgement:
Councilman Dave Carter
Craig Lynch, Landmark Science & Engineering
TuJuana Pierce, Interfaith Housing
Carlton Bowers, Interfaith Housing
 - D.** Additions/Changes to the Agenda – No additions/changes
 - E.** Announcements – No announcements
- III.** Minutes from the January 16th, 2025 Planning Commission meeting to review and approve. James moved to accept the minutes. Lisa seconded. Minutes from January 16, 2025 were approved.
- IV.** Discussion, review and possible vote of recommendation of “Walnut Street East” Minor Sub Division Application with supporting documentation. Craig Lynch from Landmark Science & Engineering presented the plans on Walnut Street East Minor Sub Division. The Town engineer is waiting to hear back from the Town Solicitor. The benefits of having a riparian buffer would allow more grass to property and separate from water system. The Planning Commission could only do a contingent recommendation based on advice from the town solicitor and the additional requests from the Town Engineer. James made a motion to forward to Council with engineering points and recommendations from Town Solicitor. All approved and a letter will be sent to Town Council.

- V.** Review of PLUS (Preliminary Land Use Service) comment letter for Comprehensive (Comp) Plan Maps Amendment and draft a response letter. Samantha Bulkilvish will help to coordinate a meeting with Middletown during March. Councilman Carter suggested that Planning Commission have sewer system (along with New Castle County), transportation (Middletown expanded the bus route for Amazon) and boundaries issues. According to Councilman Carter, Townsend wouldn't have a traffic improvement district (TID). Julie will try to set up a meeting with Middletown on March 19th at 6pm. Councilman Carter suggested that we add wording surrounding mature forests – “Prohibit invasive species and restricted to native species of Delaware”.
- VI.** Review and discussion final edits to Code Chapter 24. The PC will look at editing the Code for mature forests. The PC will review the codes from Scott concerning mini storage units at the next meeting.
- VII.** Discussion of March meeting date and agenda. The next meeting is scheduled for Wednesday March 19th at 6pm.
- VIII.** Adjourn – Lisa moved to adjourn the meeting and James seconded. Meeting was adjourned at 9:10pm.