



Townsend Planning Commission Special Meeting Agenda
April 28th, 2025 @ 7:00 pm
Town Hall and via Conference Call
141 Main Street Townsend, DE 19734

7:00 pm – PC Meeting

I. Call to Order – The meeting was called to order by Troy Geiger at 7:12 pm.

II. Opening Ceremonies

A. Roll Call

Present:

Troy Geiger

James Reyes

Lisa Brooks

Town Manager: Julie Goodyear

Not Present:

JJ Asongu

Eschalla Clarke

B. Pledge of Allegiance – All stood for the Pledge of Allegiance.

C. Visitor Acknowledgement

Dorothy Morris, Office of State Planning Coordination

D. Additions/Changes to the Agenda

E. Announcements

III. Minutes from April 16th, 2025, Planning Commission meeting to review and approve. James made a motion to move the review and approval the April 16th minutes and Lisa seconded. All approved.

IV. Review of PLUS (Preliminary Land Use Service) comment letter for Comprehensive (Comp) Plan Maps Amendment and final edits to response letter. The PC will add verbiage to the letter that we will recommend these changes to the Town Council. Troy looked into Smyrna's ordinance for agriculture but says land annexed would come in as agricultural unless it meets section 13 – requirements of land use plan. Julie will look up what Middletown has. Section 40.33.210 Agriculture uses in New Castle County – Not to exceed 20% of current agriculture. Section 40.07.220; Section 40.02.234 Suburban Reserve – permit limited development. Visitor Dorothy Moore will check other towns in the Sussex area. The PC will add farmland

verbiage in the Townsend code. Dorothy commented that according to the PLUS letter, New Castle County goes further with protections and Townsend is looking for a compromise – protect it more than what is in the Townsend code, but not as strict as New Castle County. Dorothy will review with David the director and send them along to Townsend tomorrow. The Town Manager will send an email to Dorothy along with who we are waiting to hear back from the October 24th email and want farmland verbiage from New Castle County.

V. Review and discussion final edits to Code Chapter 24 as it relates to ‘farmlands and their protections.’ -

This is delayed until we hear back from the letter that Julie sends out tomorrow. May have a working session to review and set up documents for a public quorum.

VI. Discussion of May meeting date and agenda. The May meeting has been scheduled for Wednesday May 21st at 7pm. Working session on Friday May 2nd from 10-11. And virtual on Monday May 12th at 4pm to approve.

VII. Adjourn – James moved to adjourn the meeting and Lisa seconded and all approved. The meeting was adjourned at 8:19pm.