



**REVISED 5/15/2026 KG**

**Townsend Planning Commission Meeting Agenda  
May 20<sup>th</sup>, 2026 @ 7 pm  
Town Hall and via Conference Call  
141 Main Street Townsend, DE 19734**

**7:00 pm – PC Meeting**

- I. Call to Order
- II. Opening Ceremonies
  - A. Roll Call
  - B. Pledge of Allegiance
  - C. Visitor Acknowledgement
  - D. Additions/Changes to the Agenda
  - E. Announcements
- III. **ACTION ITEM:** Approval/Rejection of Planning Commission Meeting Minutes from September 10th, 2025.
- IV. **ACTION ITEM:** Approval/Rejection of Planning Commission Meeting Minutes from October 15th, 2025.
- V. **ACTION ITEM:** Approval/Rejection of Planning Commission Meeting Minutes from October 27th, 2025.  
**ACTION ITEM:** Approval/Rejection of Planning Commission Meeting Minutes from November 13th, 2025.
- VI. **ACTION ITEM:** Approval/Rejection of Planning Commission Meeting Minutes from November 25th, 2025.
- VII. **ACTION ITEM:** Approval/Rejection of Planning Commission Meeting Minutes from January 15th, 2026.
- VIII. **ACTION ITEM:** Approval/Rejection of Planning Commission Meeting Minutes from January 23<sup>rd</sup>, 2026.
- IX. **ACTION ITEM:** Approval/Rejection of Planning Commission Meeting Minutes from January 30th, 2026.
- X. **ACTION ITEM:** Approval/Rejection of Planning Commission Meeting Minutes from March 18th, 2026.

Planning Commission Meetings will be held both in person and in a virtual format.

Those wishing to attend virtually may dial **1(301)715-8592**. When directed, provide following meeting ID **827-6421-7575#** and then the following password **361631#** to enter the meeting. If you choose to access the meeting online click the following link:  
<https://us02web.zoom.us/j/82764217575?pwd=aHI4RDhTZ0xjME1HV0ZOcHRxSHZ3QT09>

Residents will be able to view documents posted to the meeting tab on the Town website at <https://townsend.delaware.gov> or by joining the meeting via computer.

**REVISED 5/15/2026 KG**

- XI. ACTION ITEM:** Consideration of a motion to recognize and thank Commissioner Troy Geiger for their service on the Planning Commission.
- XII. ACTION ITEM:** Discussion and potential vote on new Planning Commission Chair.
- XIII. ACTION ITEM:** Discussion and potential vote on recommendation to annex 6218 Summit Bridge Road.
- XIV. ACTION ITEM:** Discussion and potential vote on recommendation to annex 6192 Summit Bridge Road.
- XV. ACTION ITEM:** Discussion and potential vote on recommendation to annex 6196 Summit Bridge Road.
- XVI. ACTION ITEM:** Discussion and potential vote on lot consolidation application for 650 Commerce Street.
- XVII.** Discussion of next meeting date and agenda.
- XVIII.** Adjourn

Troy A. Geiger

Chair, Townsend Planning Commission

562 Railroad Ave

Townsend DE 19734

May 4, 2026

Mayor Scott Lobdell and Members of the Townsend Planning Commission and  
Town of Townsend

Dear Mayor Lobdell and Members of the Commission,

Please accept this letter as my formal resignation from my position as Chair of the  
Townsend Planning Commission, effective May 12, 2026.

I have had the honor of serving the Town of Townsend on the Planning Commission from  
2016 to the present. Due to an upcoming move out of the Town of Townsend, I will no longer  
be eligible to continue serving in this role.

It has been a privilege to work alongside so many dedicated individuals over the years, and I  
am grateful for the professional relationships and friendships I have made during my  
tenure. I truly appreciate the opportunity to have served the town and community in this  
capacity and to have contributed to its planning and growth.

I wish the Town of Townsend continued success as it moves forward and continues to grow  
and develop. Thank you again for the opportunity to serve.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy A. Geiger". The signature is stylized with a large initial 'T' and a long horizontal stroke at the end.

Troy A. Geiger

William Matarese

5/5/2026

Received  
5/5/26  
JS

6218 Summit Bridge Road

Townsend Delaware 19734

Dear Mrs. Goodyear,

I am writing to request my property located at 6218 Summit Bridge Road 10ac tax parcel number 14-016.00-042.

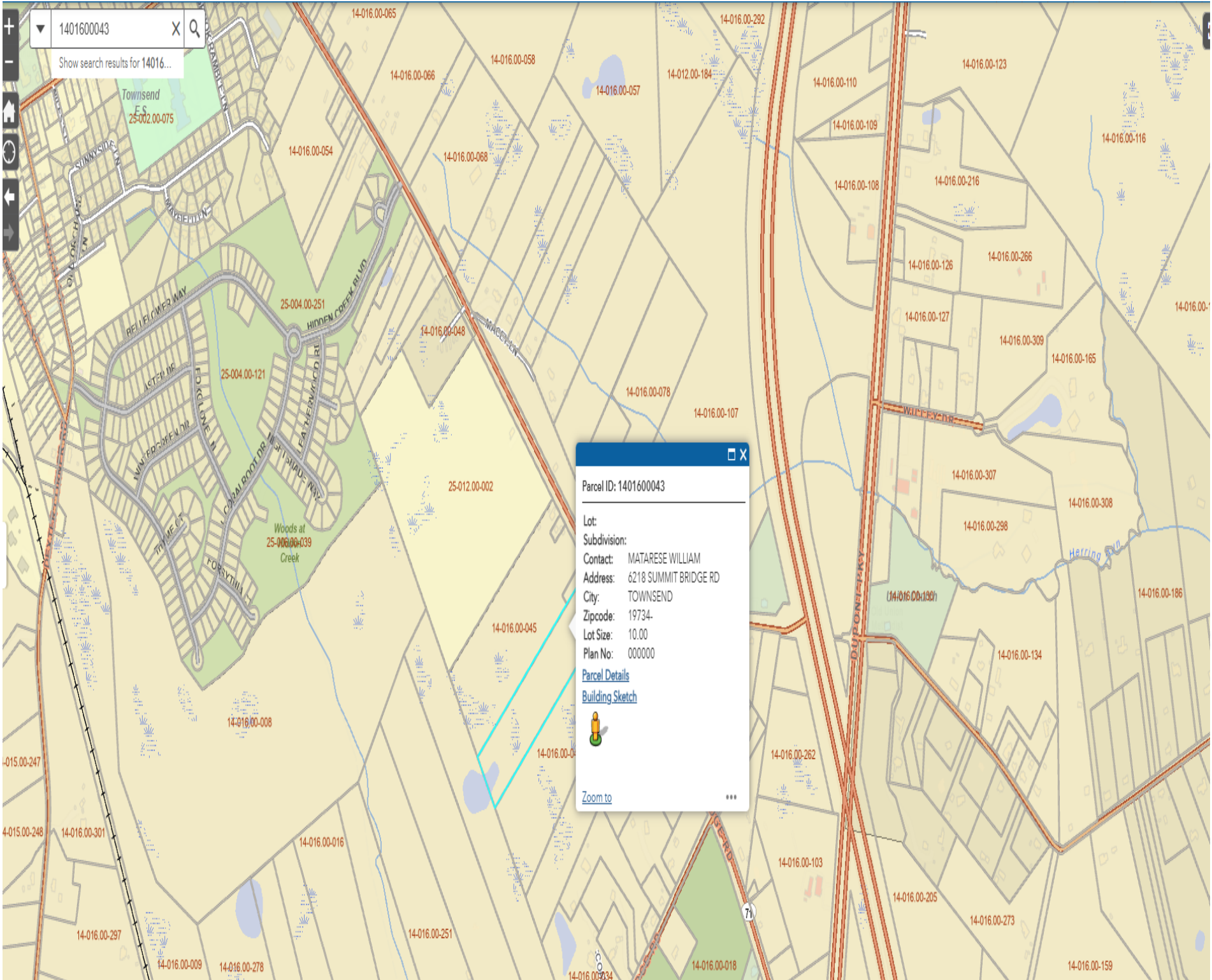
To be annexed into the Town of Townsend Delaware.

Please contact me for any further information needed.

Regards,

William Matarese

A handwritten signature in blue ink, appearing to read "William Matarese", with a long horizontal flourish extending to the right.



1401600043 X Q

Show search results for 14016...

Parcel ID: 1401600043

---

Lot:  
 Subdivision:  
 Contact: MATARESE WILLIAM  
 Address: 6218 SUMMIT BRIDGE RD  
 City: TOWNSEND  
 Zipcode: 19734  
 Lot Size: 10.00  
 Plan No: 000000

[Parcel Details](#)  
[Building Sketch](#)



[Zoom to](#) ...

Ironwood Holdings LLC.

5/5/2026

Received  
5/5/26  
JS

6192 Summit Bridge Road

Townsend Delaware 19734

Dear Mrs. Goodyear,

I am writing to request my properties located at 6192 Summit Bridge Road 15.47ac tax parcel number 14-016.00-045 & 6196 Summit Bridge Road .19ac tax parcel number 14-016.00-046.

To be annexed into the Town of Townsend Delaware.

Please contact me for any further information needed.

Regards,

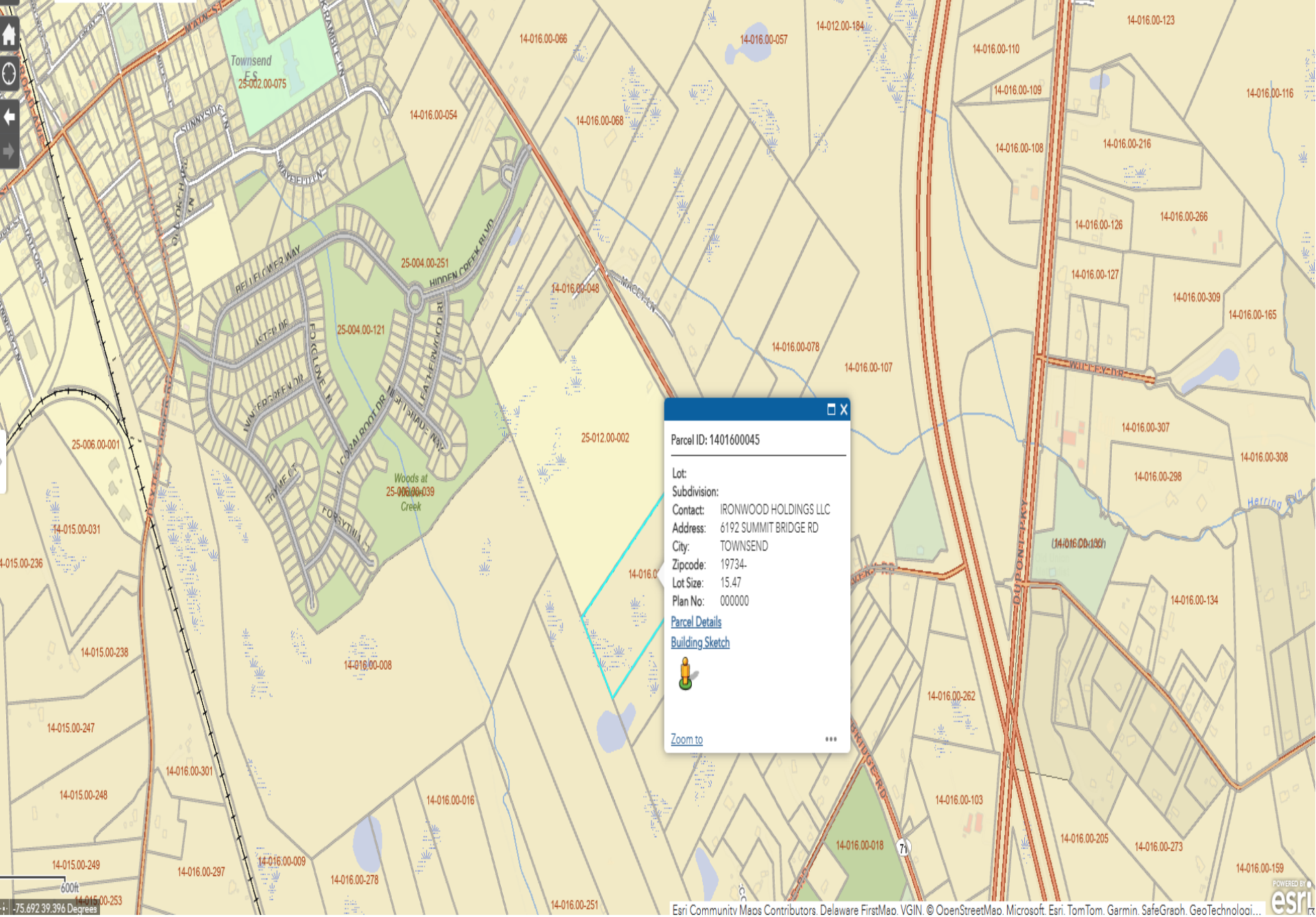


Ironwood Holdings LLC. IH LLC



1401600045 X Q

Show search results for 14016...




Parcel ID: 1401600045

---

Lot:  
Subdivision:  
Contact: IRONWOOD HOLDINGS LLC  
Address: 6192 SUMMIT BRIDGE RD  
City: TOWNSEND  
Zipcode: 19734-  
Lot Size: 15.47  
Plan No: 000000

[Parcel Details](#)  
[Building Sketch](#)



[Zoom to](#) ...

Ironwood Holdings LLC.

5/5/2026

Received  
5/5/26  
JS

6192 Summit Bridge Road

Townsend Delaware 19734

Dear Mrs. Goodyear,

I am writing to request my properties located at 6192 Summit Bridge Road 15.47ac tax parcel number 14-016.00-045 & 6196 Summit Bridge Road .19ac tax parcel number 14-016.00-046.

To be annexed into the Town of Townsend Delaware.

Please contact me for any further information needed.

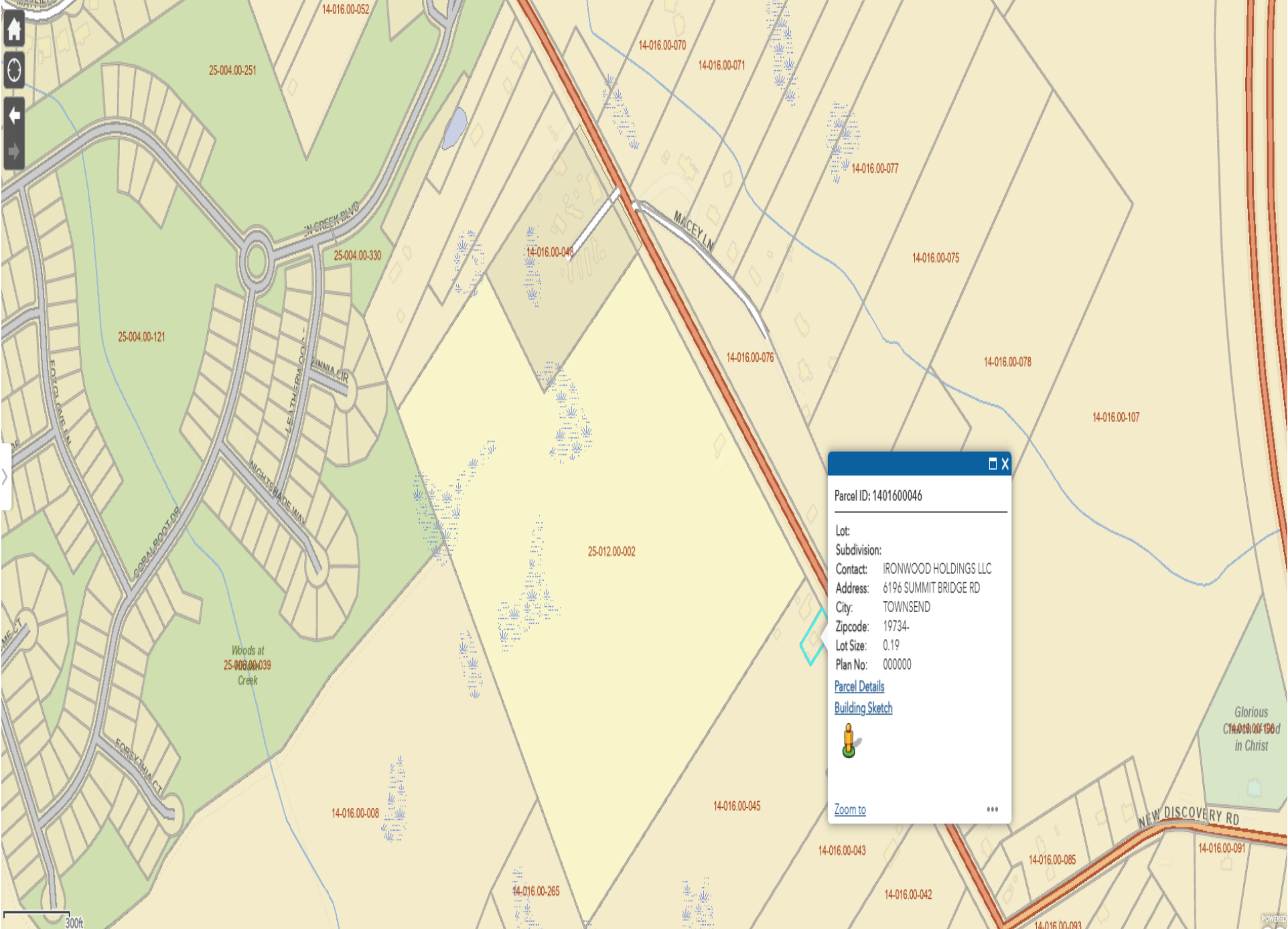
Regards,

Ironwood Holdings LLC.



IA LLC

1401600046 X Q  
Show search results for 14016...




Parcel ID: 1401600046

---

Lot:  
Subdivision:  
Contact: IRONWOOD HOLDINGS LLC  
Address: 6196 SUMMIT BRIDGE RD  
City: TOWNSEND  
Zipcode: 19734  
Lot Size: 0.19  
Plan No: 000000

[Parcel Details](#)  
[Building Sketch](#)



[Zoom to](#) ...

Woods at  
25-004.00-039  
Creek

Glorious  
CHRIST  
in Christ

NEW DISCOVERY RD

POWERED BY



# Town of Townsend

## Lot Consolidation Application

Town Hall Use Only

Date Received. \_\_\_\_\_

Date Approved/ Rejected: \_\_\_\_\_

### Section One - Homeowner Information

Property Owner(s): Grace Alexander

Email: sueshomes4u@gmail.com | Phone No. 302-545-9962

Project Location: 650 Commerce St Townsend, DE 19734

Is the Owner's mailing address different from the project location? Yes  No

Mailing Address (if applicable): 650 Commerce St, PO Box 68, Townsend, DE  
19734

### Section Two - Property Information

Number of Lots Existing: 2 Number of Lots to be Established: 1

Parcel No: 25-004.00-005, Parcel No: 25-004.00-013 Parcel No: \_\_\_\_\_

Number of Dwelling Units Existing: 1 Number of Lots to be Established: 1

Total Area 100 x 168 Square Footage: 16,800 Acres: .38

### Section Three - Acknowledgement

I (We) certify all information and attached documentation provided by me (us) in this application is correct and in accordance with the Town of Townsend Municipal Code.

Applicant Name: Grace Alexander

Applicant Signature: Grace Alexander Date: 5/14/2006