



Townsend Special Planning Commission Meeting Agenda
January 23rd, 2026 @ 1:00 pm
Town Hall and via Conference Call
141 Main Street Townsend, DE 19734

1:00 pm – Special PC Meeting

- I. Call to Order: Approximately 1:27pm.
- II. Opening Ceremonies:
 - A. Roll Call: PC Reyes, PC Geiger, PC Clarke, & TM Goodyear. (All Via Zoom)
 - B. Pledge of Allegiance: None.
 - C. Visitor Acknowledgement: None.
 - D. Additions/Changes to the Agenda: None.
 - E. Announcements: None.
- III. **ACTION ITEM:** Discussion and Potential Vote on 646 Wiggins Mill Rd Zoning Change Request.
 - A. TM Goodyear noted that she has not been able to create the letter related to this zoning change request for the PC to review and sign. As a result, the documentation necessary to proceed is not yet available. The item will remain pending until the letter is prepared.
- IV. **ACTION ITEM:** Continued discussion and Review of Future Growth Map with potential vote to approve map for PLUS Submission.
 - A. TM Goodyear reported that the PC suggested edits to the comp plan had been assigned at the last meeting to individual PC members. She reminded the PC of their respective assignments and emphasized the importance of completing the edits to allow the comp plan process to move forward.
 1. All PC members present reviewed and discussed their respective suggested edits to the Comp Plan. Each member went over the changes they had proposed, and the PC

collectively discussed the edits to ensure clarity, consistency, and alignment with the overall objectives of the Comp Plan.

2. TM Goodyear noted that due to time constraints, the discussion of the comp plan was paused at page 36. She indicated that the review would continue from that point at the next meeting.

V. Discussion of next meeting date and agenda.

A. All agreed to meet on January 30th, at 1pm.

VI. Adjourn

A. PC Clarke made a motion to adjourn the meeting. PC Reyes seconded the motion. Voice vote of PC: All yeas.

- 1. Meeting adjourned at approximately 2:24pm.*