



Townsend Special Planning Commission Meeting Agenda
January 30th, 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 1:07pm.
- II. Opening Ceremonies:
 - A. Roll Call: PC Reyes, PC Clark, PC Geiger, & 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:** Continued discussion and Review of Future Growth Map with potential vote to approve map for PLUS Submission.
 - A. TM Goodyear presented an overview of the proposed Future Growth Map, highlighting changes made since the previous meeting starting on page 36. The presentation included a summary of anticipated growth areas, alignment with the state and county planning policies, infrastructure considerations, and consistency with adopted zoning and land use goals.
 1. PC asked questions and provided feedback regarding open space, map boundaries, and runoff requirements with new builds in the area.
 - a. TM Goodyear stated that the Town Engineer would be invited to attend the next PC meeting to address the PC's questions and provide clarification.
 - B. TM Goodyear paused the comp plan review at page 58 due to time constraints. She also requested that PC members submit any edits or comments from their assigned sections so she can add them to the plan draft.

IV. Discussion of next meeting date and agenda.

A. All agreed to meet on February 10th at 7pm.

V. 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 approximately 2:02pm.