Townsend Planning Commission Meeting Agenda
November 25th, 2025 @ 3:00 pm
Town Hall and via Conference Call
141 Main Street Townsend, DE 19734

3:00 pm – PC Meeting

I. Call to Order: Approximately 3:25pm.

II. Opening Ceremonies

A. Roll Call: PC Geiger, PC Chapman, TM Goodyear, TC Gallagher, TS Hatfield (Via Zoom), PC Reyes (Via zoom)

B. Pledge of Allegiance: All participated in the Pledge of Allegiance.

C. Visitor Acknowledgement: D. Wiggins

D. Additions/Changes to the Agenda: None.

E. Announcements**:** TM Goodyear shared that there was a visitor prior to the meeting questioning zoning. She shared that she gave him instructions on the typical procedure to change zoning for his property.

III. **ACTION ITEM:** Continued discussion and Review of Chapter 24 potential edits for lot consolidation.

A. TM Goodyear shared that the letter was already voted on, therefore there is nothing to review for this action item.

IV. **ACTION ITEM:** Continued discussion and Review of Future Growth Map with potential vote to approve map for PLUS Submission.

A. PC Geiger shared that there was a workshop held with the State regarding issues with the Comp plan. They wanted to know what the rationale for the annexation of the selected lots on the map is other than landowners asking for annexation. He shared that they need to decide on what should be updated to correspond to the map. He also shared that the sewer agreement has environmental regulations. DNREC is who has reservations on protections. The document plans do not support. The State representative encouraged the Town to go to DNREC and explain the protections.

1. TS Hatfield suggested focusing on why the Town wants growth and why growth is good for the Town. Changing the narrative of the Town to economic, business, and residential growth will help.
    a. PC Chapman asks if annexation positively affects revenue.
        i. TM Goodyear stated yes, if annexed they would be taxed by the Town. Commercial growth is suggested.
2. TM Goodyear proposed assigning everyone a chapter of the Comp Plan and come to the next meeting with their suggestions of edits. She suggested an in-person meeting for January 2026. Suggested chapters in need of editing were mentioned and assigned to PC members. TM Goodyear also assigned herself chapters to edit.

V. Discussion of next meeting date and agenda.

A. *All agreed to meet on January 15th at 7pm*.

VI. Adjourn

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

1. *Meeting adjourned at approximately 4:05pm.*