

**DISCUSSION POINTS FOR
2017/2018 TOWN OF MAGNOLIA PLANNING COMMISSION**

JIM FRAZIER

1. Page 20; last paragraph – “ensure infrastructure meets growing demand”.
2. Page 21; Plan Recommendations - #1 and #4 are contradictory
3. Page 21; Plan Recommendation #5 – increased enforcement of property maintenance standards
4. Page 23; paragraph 3 - Library has relocated; Paragraph 5 – school info outdated
5. Page 25; Postal Service relocation/delivery method
6. Page 28; upgrade water system before determining growth
7. Page 28, last paragraph – protection of areas around wellheads
8. Page 29; paragraph 2; limited impervious surfaces minimize impact on groundwater, plus petroleum and pesticides, which go hand in hand with development
9. Page 29; annexation = expansion of sewer district = approval by Kent County
10. Page 30; paragraph 1, treatment plant at 75% capacity back in 2009; more development at the rates of 2007/2008 will soon reach max
11. Page 32; Recommendation #3 is done; new ordinances specify discharges
12. Page 39; paragraph 2, West Walnut to North Main is direct route from all the development west of town of Irish Hill Road; most direct route to Dover and any services (post office, gas, food, drugs)
13. Page 40; paragraph 2; is it really feasible that Magnolia approaching DeIDOT will provide an alternate route around Magnolia?
14. Page 41; paragraph 3; East Walnut most lacking sidewalks plus Lowber House

15. Page 45; paragraph 2; 5 homes per acre (!); but no corresponding improvement by State on roads to handle it; 100 yr old street layout never anticipated traffic volumes in Section 2-6; only infrastructure provided by government is sewer

16. Page 39; paragraph 4; East Rt 31 traffic is school plus direct route to air base

17. Page 48; relocation of post office; no industry in town limits

18. Page 50; Recommendation #1; cluster-type development would be insane in town limits, per roads, sewer, water, schools, etc.

19. Page 50; last recommendation; contracting for trash may lower prices but moves payment collection onto the town's shoulders; barely able to handle water and taxes

20. Page 52; Recommendation #3; mitigation = bypass or designate truck route. Recommendation #5; easier to get a grant and put in; hard enough to get them to maintain.

FRANK YOUNG

1. Page 21, Paragraph 4; Change "The town should attempt to preserve" to "The town should preserve" Magnolia's traditional, quiet, friendly, small-town character & quality of life.

2. Page 23, Paragraph 3; Information on McIlvaine School needs to be updated.

3. Page 38, Paragraph 3, Line 7 - "Often backs up this beach traffic for miles," should read, "Often backs up this beach traffic considerably."

4. Page 47, Paragraph 3; The entire paragraph needs to be scrubbed and reworded as follows:

"It should be noted that the annexation process as detailed in Section 32 of the Magnolia Town Charter is a unique procedure, which reflects the desires and intent of the town residents. The town's annexation process does include the requirement for a Special Election involving town citizens and property owners. This position is supported by the Town Council."

RAY LEHMAN

1. Page 50, under section Plan Recommendations- Community Service and Facilities.

A) The town only allows Comcast as the internet provider, Recommend that the town set up contracts with other internet providers to give residents more choices.

B) The Comp plan talks about the town establish trash collection for all residents. Recommend that it state the residents establish their own trash collection. This gives them a chance to get the best price.

2. Page 51

A) The plan talks about a new post office. Recommend it state that a new post office is not feasible at this time but can be revisited as the area grows.

3. Water, Wastewater, and Stormwater, Management

A) Plan talks about should the town still operate its water system. Should state the town has no intension to turn the water over to any other company and subject the residents to much higher prices for water use.

Much has been discussed in the past and present about annexation and keeping the true circle intact. This sounds great but what happens when everything around the circle gets built up and Magnolia gets swallowed up. Really need to think and discuss annexing all the open land around the town so when construction happens Magnolia benefits from the new tax revenue.

REBECCA CAMPBELL

Page 21- Committee term 2 yrs?

Page 22 - Change dates from 2nd Tuesday to 2nd Monday of each month.

Page 23 to 26 - Implement new ordinances and how they are enforced.

Page 26 - Unclear about the water usage max for the towns 3 systems- is it 85,000 per well or is it 85,000 for the total of the 3 wells, including the emergency well.

Page 28 - Water cost changes

Page 36 - Tree care ordinances and tree board/ forestry program and how you will uphold the ordinances.

All of the other suggestions or issues I found with the comprehensive plan were with figures and graphs that, per Mayor Frazier and Kent County, will be updated when the comprehensive plan is fully updated and reviewed in 2019. The only suggestions I have and would like to see myself are:

1. Updates and changes to the population and significant percentages that affect the town.
2. It would be lovely if the 2010 consensus numbers could be put into an addendum and submitted at the end of the comprehensive plan.
3. Changes to how the committee and town are going to implement/ensure town ordinances are followed and upheld by all Magnolians.
4. Commitment statement in the plan that would be from Kent County on their responsibilities, and policies on how they will help Magnolia improve.