



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF MANAGEMENT AND BUDGET
Budget Development, Planning and Administration
State Planning Coordination

September 22, 2009

Craig Pugh, Mayor
Town of Leipsic
192 Front Street
Leipsic, DE 19901

RE: PLUS 2009-08-01; Town of Leipsic Comprehensive Plan Amendment

Dear Mr. Pugh:

Thank you for meeting with State agency planners on August 26, 2009 to discuss the proposed comprehensive plan amendment to adjust land use designations for 9 parcels to conform to the newly adopted zoning ordinance.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting.

This office has received the following comments from State agencies:

Office of State Planning Coordination – Contact: Herb Inden 739-3090

We would like to complement the Town of Leipsic for its efforts to take control of land use in the town, from developing a comprehensive plan to implementing this plan with its first ever land development ordinance. That this ordinance has generated a need to amend the plan because of a comprehensive rezoning does not present any problems and our office has no objections to the proposed amendment.

State Historic Preservation Office (SHPO) – Contact: Terrence Burns 739-5685

The State Historic Preservation Office has no objection to these changes in zoning to reach compliance with the Town's new development ordinance and changes to the Future Land Use map. They are aware that the Town is very mindful of its historic properties.

One of the lots involved has the Ruth Mansion House (K-131; LC13-039.14-01-49.00), which is listed in the National Register of Historic Places, and most of the other lots are adjacent or close to other properties listed in the National Register. SHPO encourages the Town to provide protections that insure future commercial changes and development happen in ways that maintain the historic character and setting of these listed properties. They would be happy to assist the Town in these efforts. If you have any questions, or would like to discuss this further, please contact Alice Guerrant at 302-736-7412 or by email at Alice.Guerrant@state.de.us.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

In accordance with the recommendations in their 2006 Comprehensive Plan, the Town of Leipsic has completed its first zoning ordinance. In doing so, however, they found that for nine parcels, a zoning other than that shown in the 2006 Plan was appropriate. They now seek to revise their future land use map to fit their newly adopted zoning map. We have no objection to the proposed amendment.

The Department of Natural Resources and Environmental Control – Contact: Kevin Coyle 739-9071

The Water Supply Section, Ground-Water Protection Branch (GPB) has reviewed the Comprehensive Plan Amendment for the Town of Leipsic; in addition, DNREC referenced the Certified Plan dated 2006. We acknowledge there are no excellent ground-water recharge potential areas in the municipal boundaries. However, the Certified Plan does not acknowledge the wellhead protection area for the public supply well serving Sambo's Tavern (see map).

GPB encourages the Town to develop a source water protection ordinance to protect the existing public well and future wells. As the Town grows, there may be a need for a municipal public water system. It is good planning to set aside areas for well fields in the early stages of zoning. It is less costly to protect drinking water supplies than it is to clean up or replace them once contaminated.

Map of Town of Leipsic, DE (PLUS 2009-08-01)



State Fire Marshal's Office – Contact: Duane Fox 856-5298

No comments were received regarding this project.

Department of Agriculture - Contact: Scott Blaiher 739-4811

The Delaware Department of Agriculture has no objections to the town's proposed comprehensive plan amendments.

Public Service Commission - Contact: Andrea Maucher 739-4247

No comments were received regarding this proposed comprehensive plan amendment.

Delaware Economic Development Office – Contact: Jeff Stone 672-6849

No comments were received regarding this proposed comprehensive plan amendment.

Delaware Division of Public Health- Health Promotion Bureau- Contact: Michelle Eichinger (302) 744-1011

No comments were received regarding this proposed comprehensive plan amendment.

Delaware State Housing Authority – Contact Vicki Powers 739-4263

No comments were received regarding this comprehensive plan amendment

Department of Education – Contact: John Marinucci 735-4055

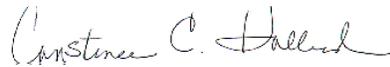
1. The DOE supports the State Strategies for Policies and Spending, to the extent possible and practicable within the limits of the Federal and State mandates under which the Department operates.
2. In its review of Comprehensive Plans and Comprehensive Plan Amendments, the DOE considers:
 - Adequate civil infrastructure availability within the region to accommodate current and future educational facilities.
 - Transportation system connections and availability to support multimodal access within the community, to include but not limited to walk paths, bike paths, and safe pedestrian grade crossings.
 - Transportation road system adequacy to accommodate bus and delivery vehicle traffic to current, planned or potential educational facilities.
 - Recreation facilities and opportunities within the community and their respective proximity to current and planned or potential education facilities. The DOE also recognizes the potential that the educational facilities are to be considered recreational facilities by and within the community.
3. The DOE *typically* considers industrial/commercial development incompatible with educational facilities, however, residential development and educational facilities *are typically* considered to be compatible. As a result, the DOE is interested in the proximity of current and planned or potential education facilities to commercial/industrial development zones.
4. The DOE recognizes the integral role of educational facilities within communities. As such, the DOE seeks to assure that residential growth, that generates additional demand on educational facilities, is managed with adequate educational infrastructure being made a part of sub-division plans as appropriate.
5. The DOE offers its support to assist and participate by coordinating with this municipality, the local school districts, the County, the Office of State Planning Coordination as well as other school districts and stakeholders as this Comp plan amendment progresses.
6. DOE has no comments regarding the Comprehensive Plan amendment under consideration.

Approval Procedures:

1. Once all edits, changes and corrections have been made to the plan, please submit the completed document (text and maps) to our office for review. **Your PLUS response letter should accompany this submission.** Also include documentation about the public review process. In addition, please include documentation that the plan has been sent to other jurisdictions for review and comment, and include any comments received and your response to them.
2. The Town shall report back to the Office of State Planning Coordination regarding adoption of any Review or Amendment, and forward the office any relevant meeting minutes, resolutions, ordinances and a copy of the final Plan Review or Amendment text and maps as adopted.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland".

Constance C. Holland, AICP
Director