



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

May 5, 2005

Mr. Richard Carmean
City Manager, City of Milford
201 S. Walnut Street
P.O. Box 159
Milford, Delaware 19963

RE: PLUS 2005-02-04 Milford Comprehensive Plan Amendment

Dear Mr. Carmean,

Thank you for submitting your PLUS response letter and revised comprehensive plan to our office for review. We sincerely appreciate the hard work that you and your consultants have done to prepare the document. The revised document is very thorough, and addresses the majority of our original PLUS comments to our satisfaction. There are but two outstanding items, neither of which should delay your planned Council meeting on May 9:

1. We are not yet in receipt of a "letter of no objection" from Sussex County regarding the change to your plan's southern annexation area. As you recall, we requested this letter because your revised plan extends beyond the areas depicted as a "development district" on Sussex County's Plan. We did receive copies of your request letters, and understand that due to timing issues the letter from Sussex has not reached us yet. We do not have any objection to your Council taking action on the plan on May 9th. We will, however, wait until we have a copy of the letter from Sussex County before re-certifying the plan.
2. We received proposed language from Elizabeth Brown regarding coordination between the City and the DelDOT US 113 N/S Study. The city policies described are acceptable to the State, and we appreciate your ongoing support and collaboration in this important infrastructure planning study. The only clarification that we request to this language is to indicate at the end of the fourth paragraph that these policies and procedures will apply to all areas currently under consideration in the US 113 N/S Study (including the "eastern by-pass options" as well as the "western by-pass" options). We also request that Map 14 be updated

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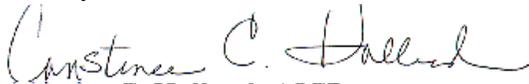
Page 2 of 2

to indicate the extents of the US 113 N/S Study Area. Currently that map only indicates the "eastern" study area. The "western" study area should be designated as well.

Our office will re-certify Milford's plan provided that these two items are addressed. We would like to make one final suggestion related to the DeIDOT US 113 N/S Study. The procedures described by your consultant indicate that the City will inform applicants of the Study, work closely with DeIDOT, and not issue any final site or subdivision approvals prior to DeIDOT permits and approvals. If the City is inclined, we would like to suggest that language be added to this portion of the text that final site or subdivision plan approval will not be issued *prior to the selection of a preferred alternative for the Milford Area*. While withholding approval until DeIDOT permits are issued is certainly sufficient, we believe that adding the language about the preferred alternative will signal to developers and property owners the importance of the coordination with DeIDOT and the City as the study comes to a conclusion.

Once your Council adopts the plan amendment please forward two complete copies of the final plan and a digital version on CD to our office for our records. I would like to thank the City again for your very complete response to our PLUS comments and for your continued coordination with the State on planning issues in and around Milford.

Sincerely,



Constance C. Holland, AICP
Director

cc: Karen Brittingham
Elizabeth Brown
David Edgell
Monroe Hite, III