



**Town of Greenwood
Minutes
Planning Commission Meeting
Tuesday, September 13, 2022, at 6:00 pm**

Call to Order:

Commission Chair Jennifer Nelson called the meeting to order at 6:04 pm.

Commissioners Present:

Jennifer Nelson, Megan Wilson, Hannah Byler, Lisa Workman

Staff Present:

Town Manager Janet Todd, Town Clerk Carolyn Chisenhall

Approval of Minutes:

Commissioner Wilson made a motion to approve the July 12, 2022, meeting minutes as written. Seconded by Commissioner Byler. CARRIED Unanimously.

Old Business:

1. Application from Bascio Bakery for final approval for a code variance from Ordinance A-1 section 6.6.5 (11) stating all internal roads, driveways, and parking areas (for public, in-house employee or truck/vehicular traffic) shall be paved. Property is located on Draper Street, tax ID# 530-9.00-71.03, and is zoned manufacturing and industrial.
Mr. Christenbury advised that the portion of the property that will be used for the cold storage is gravel covered and just under 1 acre. There will not be a lot of new disturbance and the stormwater standard plan is all that's required. They will install privacy fence on one edge of gravel and landscaping at the front of the building. Large truck traffic will run straight in and out from Greenwood Road so as not to require turns in town.
Motion to approve the application for final approval of code variance by Commissioner Wilson, Seconded by Commissioner Byler. Unanimously APPROVED.
Commissioner Nelson requested a note be made on minutes to specify that directions for truck traffic are clear.
2. Application for final approval from Bowers Group LLC for lot size adjustment for property located at 204 Tatman Street.
Motion to approve the application by Commissioner Wilson, Seconded by Commissioner Byler. Unanimously APPROVED.

New Business:

Review for a revised final approval for Milford Housing Project aka The Cove due to the Sussex Conservation District revoking their approval of the Sediment and Stormwater plan for the Cove at Greenwood Project.

Mr. Christenbury stated that the Town had given final approval for the project back in 2021, but then the Conservation District's approval was revoked. According to Mr. Christenbury, the plan is about 90% the same, with changes being made to the pond. The Town's engineer will review the revised plans. Commissioner Nelson thanked Mr. Christenbury for the update and the Commission will await comment from the Town's engineer and final approval from the Conservation District.

Adjournment:

Meeting adjourned at 6:38 p.m.

Attested Janet McJeddo, Town Manager