



**Town of Greenwood  
Minutes  
Planning Commission/Public Hearing  
Meeting at VFW Post 7478  
Tuesday, June 13, 2023, 6:00 p.m.**

**Call to Order:**

Commission Chair Jennifer Nelson called the meeting to order at 6:00 pm.

**Commissioners Present:**

Jennifer Nelson, Megan Wilson, Hannah Byler, Lisa Workman, Kelli Nuwer

**Staff and Visitors Present:**

Town Manager, Janet Todd; Clerk, Carolyn Chisenhall; Town Engineer, Ring Lardner (DB&F); Mark Davidson, engineer at Penoni; Terri Griseto, owner at James Thompson; James Taylor, engineer at Verdantas; Robert & Fred Wittig of Greenwood Associates.

**Approval of Minutes:**

Commissioner Wilson made a motion to approve the January 5, 2023, meeting minutes as written. Seconded by Commissioner Byler. CARRIED Unanimously.

**Public Hearing:**

**1. Application to partition from James Thompson Co. to partition parcel #530-9.00-71.00.**

Mr. Davidson presented the applicants' plan to partition a 10.9-acre parcel containing the factory from the 136.97 total acres, leaving a parcel of 126.04 acres. The property is zoned M/I. An application for (3) dimensional variances has also been submitted to the Town. Penn Fibre's plant manager expressed concern about potential traffic between their 2 buildings due to the access easement on the west side of the factory.

Mr. Lardner stated Attorney Jamie Sharp's recommendation that 2 conditions be added if there were to be a favorable recommendation: 1) receive a variance from the Board of Adjustment, and 2) receive a formal letter of no objection from DNREC regarding the tax ditch.

Motion to approve the application with the 2 recommended conditions stated made by Commissioner Workman, Seconded by Commissioner Nuwer. Unanimously APPROVED.

**2. Application for Conditional Use from Greenwood Associates LLC for a convenience store with gas pumps for the following parcel #s: 530-10.13-75.00, 530-10.13-76.00, 530-10.13-77.00, 530-10.13-79.01.**

Mr. Taylor presented the applicants' plan for a convenience store with 16 gas pumps. The parcels are zoned HC.

Concerns mainly regarding traffic, particularly on East Market Street, were expressed.

DelDOT is doing a traffic study.

Motion made by Commissioner Nuwer to table the application, leaving the record open pending the results of the traffic impact study and with a 10-day period for residents to submit comments and concerns. Seconded by Commissioner Workman. Unanimously CARRIED.

**Adjournment:**

The meeting adjourned at 7:01 p.m. with a motion by Commissioner Nuwer, Seconded by Commissioner Byler.

Attested Janet Ledd, Town Manager