



Town of Cedar Point
Planning Board Meeting
January 10, 2023

The Town of Cedar Point Planning Board held their regularly scheduled monthly meeting on Tuesday, January 10, 2023 at 6:30 PM. Chairman Riggs determined a quorum to be present and opened the meeting.

PRESENT: Chairman Riggs, Members Castellano, Marelo, and Pittner, Town Manager Rief and Town Clerk Calhoun

ABSENT: Vice Chairman Williams, Member Smith

The Minutes from the December 6, 2022 meeting were presented for Board consideration and approval. Member Marelo made a **Motion** to approve the December 6, 2022 Minutes. Member Castellano seconded. The Motion carried unanimously.

Under New Business, several text amendments to the UDO were presented for Board consideration as follows:

- Remove HSCD and MXD zoning districts
- Update Permitted Use Table (move nursing home to a B-1 with Special Use Permit)
- Sign requirements
- Temporary Restroom (porta john) language should be added to the Temporary Uses portion of the UDO, with an allowable time frame aligning with other temporary uses
- Sign ordinance regarding maintenance of signs or removal of unused signage and/or posts
- Various minor changes such as spelling or non-existent references
- Buffers – Buffers D and E have been removed as they are duplicates of language in other designations; the preservation of existing vegetation as acceptable buffer will be discussed further at the February 7, 2023 meeting

Member Castellano requested a text amendment concerning the consideration of the appraised value of the property instead of the tax value when considering the fees in lieu of open space or recreational areas of new residential developments. This must be presented to the Board of Commissioners as a text amendment for consideration.

A proposed rezoning of the property known as the Octagon House property, cemetery and Boathouse Creek Park from HSCD to RA was proposed. This is necessary pending the removal of the HSCD designation from the UDO. Member Pittner made a **Motion** to approve the rezoning proposal of the Octagon House property and adjacent cemetery and the park property from HSCD to RA. Member Castellano seconded. The Motion carried unanimously.

There was no public comment or Board member comment.

There being no further business, the meeting was adjourned. Member Castellano made a **Motion** to adjourn the meeting, Member Marelo seconded. The meeting was adjourned at 7:49 PM.



Jerry Riggs, Chairman



Jayne Calhoun, Town Clerk