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4 Town of Cedar Point Board of Commissioners
5 Regular Meeting
6 January 24, 2023
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8 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly
9 meeting on Tuesday, January 24, 2023 at 6:30 PM at Town Hall. Mayor Hatsell determined a
10 quorum to be present and opened the meeting.
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12 PRESENT: Mayor Hatsell, Commissioners Reilly, Bray, Castellano, Nash, Winberry, Town
13 Manager Rief, Town Clerk Calhoun and public.
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15 A Moment of Silence was observed, followed by the Mayor leading the Pledge of Allegiance.
16

17 The Agenda and Consent Agenda, consisting of the December 13, 2022 Regular Meeting
18 Minutes a Resolution Authorizing the Disposition of Certain Personal Property, a Resolution
19 Appointing a Building Inspector, and a contract with DebrisTech for Debris Monitoring were
20 presented for Board consideration and approval. Commissioner Winberry made a **Motion** to
21 approve the Consent Agenda as presented. The Motion carried 4-0.
22

23 Commissioner Reilly arrived at 6:40 PM.
24

25 A hearing for a Special Use Permit Application (SUP-2023-01) was the next item on the agenda.
26 Cedar Point Storage submitted an application to utilize a portion of the gravel parking lot for
27 portable storage units. Mr. Rief read through the application and explained the process of a
28 quasi-judicial proceeding.
29

30 Town Clerk Calhoun swore in Mr. Warren Benton, applicant and Mr. Rief.
31

32 Mr. Rief proceeded through the impartiality recusal portion; there was none. Regarding ex parte
33 communications, Commissioner Bray stated that he had called Town Hall and spoke with Town
34 Clerk Calhoun concerning the nature of this hearing. There was no objection towards any of the
35 Board members participating in this hearing.
36

37 Mr. Rief stated that Notice was provided to all adjacent property owners and a sign advertising
38 the hearing was posted at the subject property.

39 Mr. Benton confirmed that the application Mr. Rief read into the record was accurate and correct.

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41 The Board questioned Mr. Benton concerning the intent of the portable units. These are
42 prefabricated units that are not considered permanent structures. Space will be utilized that is
43 currently occupied by the U-Haul trailers and trucks. Mr. Benton indicated that the trailers and
44 trucks would no longer be offered at this site. These units will not be delivered to customers'
45 location. Commissioner Nash asked if there was a maximum number of these units that Mr.
46 Benton planned on installing. He stated that he would like to place 24 of these units, however,
47 current plans are to install 12 of these units to see if they are successful.

48

49 Commissioner Nash made a **Motion** to close the hearing. The Motion carried 5-0.

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51 Commissioner Reilly made a **Motion** to approve the installation of 12 portable storage units,
52 with the possibility of adding 6 additional units under the awning of the existing building,
53 pending the U-Haul trucks and trailers are removed. Findings of Fact are satisfied as per Section
54 3.10 D.8 A-G of the Unified Development Ordinance. The Motion carried 5-0.

55

56 Mr. Rief had presented the quote for the digital sign at Sherwood/Cedar Point Boulevard
57 however, no Motion was made for approval. Commissioner Castellano made a **Motion** to
58 approve the digital sign as proposed. The Motion carried 5-0.

59

60 Deputy Nakamura presented his report noting that the vending machines behind GoGas has
61 suffered several break-ins. The department is aware of this activity and will continue to monitor
62 this.

63

64 Discussion continued concerning the kayak launch. Mr. Rief agreed to research further and seek
65 quotes for options 2 and 3. He will return to the Board with his findings at their February
66 meeting.

67

68 The Board agreed upon March 3, 2023 for their annual retreat. Town Clerk Calhoun will reach
69 out to the Islander once again to find out the availability of their meeting room.

70

71 There were no Public Comments.

72

73 There were no Board Comments.

74

75 There being no further business to discuss, the meeting was adjourned. Commissioner Reilly
76 made a **Motion** to adjourn the meeting. The Motion carried 5-0.

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78 The meeting Adjourned at 7:33 PM.

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Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk