



Town of Cedar Point Planning Board  
February 11, 2021  
Conducted Remotely

The Town of Cedar Point Planning Board held a special meeting on Thursday, February 11, 2021 at 6:30 PM. This meeting was conducted electronically, via Zoom Meeting Software. Chairman Josh Reilly determined a quorum to be present and opened the meeting.

PRESENT: Chairman Josh Reilly, Vice Chairman TJ Williams, Members Riggs, Marelo, Castellano, Pittner, Town Manager Rief, Town Clerk Calhoun and public

A tabled Rezone request was presented for Board consideration. RZ-2021-01 was a request to rezone a parcel adjacent to Cedar Point Villas from R-10 Residential to Conditional LIW. The purpose of the rezone would be to allow storage for golf carts and boats. This matter was tabled at the January 5, 2021 meeting in anticipation of public comments from the residents of Cedar Point Villas. There were several emails received, which Town Clerk Calhoun read aloud:

Mr. Wally Hansen opposed the request, expressing concern that it could potentially be an incompatible use being surrounded by residential parcels, stormwater runoff, disturbing the peace of nearby residents with lighting, noise, and maintenance on boats.

Mr. Chris Lowry wrote of concerns that this could be considered spot zoning, and it would not be compatible with surrounding property.

Mr. Jim McClure was hopeful that this parcel would remain residential and perhaps have additional condos built upon it. He felt that this rezone would harm surrounding property values, exacerbate flooding issues and congestion during summer months with increased truck and trailer traffic.

Mr. Dave Owens felt this rezone would be a good idea and beneficial to nearby residents for storing their boats and/or golf carts.

Mr. Sam Helland also expressed concern that the proposed use was not compatible with surrounding parcels.

Ms. Leanne Burns, Cedar Point Villas HOA President, noted the extreme flooding issues during heavy rains and storms and included photos of the 11” of rain that accumulated in the parking lot in June 2020. She also stated that she believed part of the property was within the Area of Concern for Outstanding Resource Water (AEC) and a CAMA permit may be necessary should this rezone be approved.

Mr. Rief responded to some of the concerns residents expressed: If the rezone was approved, a Special Use Permit would be required which would address buffering, landscaping, lighting, etc. This parcel is not within the CAMA AEC, but there may be impervious surface requirements.

Board comments followed. Vice Chairman Williams stated that regardless of what is built on the parcel, the concerns would remain the same.

Member Pittner stated that there is no plan in place from a development standpoint. Perhaps the developer is planning something nice that would be an appropriate use for this parcel. But would this use be compatible with the surrounding properties?

Member Riggs pointed out that the comments were helpful and seemed to support growth and development in the right way.

Member Castellano was concerned with the focus on the CBOD, asking where this ended. There does not seem to be consistency with commercial development.

There were further comments from the audience: Ms. Leanne Burns said there is a huge difference between LIW zoning and residential (in reference to Vice Chairman Williams’ comment).

Mr. Matt Hawkins resides at 123 Bell Street and is opposed to this proposed rezoning. This property is located at the side of their property. The Town allowed the opposite side of his property to be rezoned commercial and a large warehouse was built. He is opposed to this rezoning request as he fears it will affect his property value. He is unopposed to leaving the lot vacant.

Mr. Sam Helland supports the residential zoning designation but an LIW designation would detract from the aesthetic value.

Moira and Eddie Coats, 125 Bell Street are opposed to the rezone request.

Mr. Chris Renigar lives in the Cedar Point Villas and said it gets very crowded in the summertime. He supports the proposed use and rezone request.

Mr. Chris Lowry feels this proposed use does not meet the character of the area. A sustainable community is needed.

Mr. Kenny Simma opposes the rezone request and believes it should be left just the way it is currently.

The developer of the proposed storage area, Bill Bodenheimer stated that condos cannot be built on this parcel due to septic restrictions. The proposed development would be tasteful, consisting of six 2,000 square foot buildings, with 10-12 renters. No maintenance of boats or golf carts will be allowed. There are preliminary plans available should the Board wish to review them.

Kay Floyd, owner of the property and applicant, wished the residents who wanted boat and golf cart storage were in attendance. She stated that several residents wanted this type of development, and she feels they are being penalized for the large warehouse recently constructed at Bell Street and Highway 24.

Ms. Leanne Burns noted that a pipe extending from adjacent Waterway RV Park is responsible for much of the standing water on the Cedar Point Villa property when a heavy rain occurs. This pipe has been capped off. Ms. Burns also stated that the HOA paid for and retained an attorney to handle the coordination between the villas and Waterway RV Park having the pipe capped.

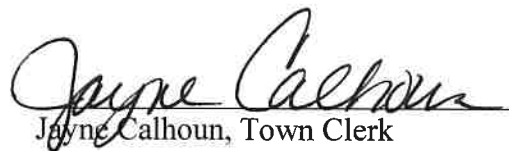
Member Marello does not see any benefit in rezoning this property.

Vice Chairman Williams asked what other uses this parcel could offer, since it's right next to a sewer plant. The CBOD is nothing more than an idea in town of where commercial should be located.

Member Castellano made a **Motion** to disapprove the rezone request, along with the associated Consistency Statement. Member Riggs seconded. The Motion carried unanimously.

There being no further business to discuss, the meeting was adjourned. Member Pittner made a **Motion** to adjourn the meeting. Member Castellano seconded. The meeting adjourned at 7:47 PM.

  
Josh Reilly, Chairman

  
Jayne Calhoun, Town Clerk