



Town of Cedar Point
Planning Board Meeting
March 6, 2018

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, March 6, 2018 at 6:30 PM. Chairman Nash called the roll and determined a quorum to be present.

PRESENT: Chairman Nash, Members Perry, Heironimus, White, Zimmerman, Bragg, Williams, Dennis, Town Administrator Seaberg, Town Clerk Calhoun and public

The Minutes of the February 9, 2018 meeting were presented for Board consideration and approval. Member Zimmerman made a **Motion** to approve the Minutes as presented. Member Perry seconded. Motion carried unanimously.

Under Old Business, a Site Plan Review that was tabled at the January meeting was presented to the Board for reconsideration. Land One Development made the necessary changes prescribed by the Board. Mr. Alan Bell, of Bell & Phillips Surveying, represented the applicant, Mr. Bruce Goepel. Mr. Bell also advised the Board that the 2 Conditional Use Permit Applications (noted under New Business, CUP-18-001 and CUP-18-002), have been withdrawn for consideration by the applicant. Member Perry made a **Motion** to approve the Commercial Site Plan Review as presented. Member White seconded. Motion passed unanimously.

Member Perry made a **Motion** to table the Conditional Use Permit Application (CUP-18-001). Member Williams seconded. Motion carried unanimously.

Member Perry made a **Motion** to table the Condition Use Permit Application (CUP-18-002). Member Heironimus seconded. Motion carried unanimously.

Under New Business, a Commercial Site Plan was presented for Quality Oil Company for a GOGAS. GOGAS representatives were present and available for questions. Mr. Seaberg presented a brief overview of the plans. There was concern over the color scheme of the original plans not fitting into the Town's overall aesthetic design. The representatives, Mr. Daniel Dinsbeer and Mr. Rodney Cheek, both reassured the Board that they would make every effort to tone down the original color scheme.

He also explained that there is no inside sales, rather all transactions are conducted through the drive-up window. Hours of operation for the gas station would be 6:00 AM to 10:00 PM, with the pumps available 24 hours per day for card transactions. The underground tanks that house the gasoline are required to be inspected quarterly. Security cameras are placed in key areas to monitor and diffuse any potential criminal activity.

Concern was expressed by Board Members about the traffic on 24 and the ingress and egress of traffic into the station. An easement has been granted for an access road to alleviate traffic congestion, but its contingent upon further development. The plans for the GOGAS include a rear lane behind the station to enable patrons to go to traffic light. Striping will direct drivers to enter/exit safely.

Members also expressed a desire to lessen the amount of advertising signage on the outside of the building and the vending machine corral. Members also requested that the number of vending machines be reduced.

Member Heironimus made a **Motion** to recommend the Commercial Site Plan with the understanding that a neutral color palette will be utilized, along with stone wainscoting about the foundation of the buildings and removal of red stripe at top of building. The applicants also agree to a dedicated entrance and exit to the highway 24 light. Member Williams seconded. Motion carried unanimously.

Returning to Old Business, and the review of the UDO, members should email any questions or issues to Mr. Seaberg, and be prepared to discuss at the April 3, 2018 meeting.

There being no further business, Chairman Nash adjourned the meeting.

The meeting adjourned at 8:40 PM.



John Nash, Chairman



Jayne Calhoun, Town Clerk