



Town of Cedar Point  
Planning Board Meeting  
March 7, 2023

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, March 7, 2023 at 6:30 PM. Chairman Riggs determined a quorum to be present and opened the meeting.

PRESENT: Chairman Riggs, Vice Chairman Williams, Members Smith, Marello, and Town Manager Rief, and Town Clerk Calhoun

ABSENT: Members Pittner, Castellano

The Minutes from the February 7, 2023 meeting were presented for Board consideration and approval. Vice Chairman Williams made a **Motion** to approve the February 7, 2023 Minutes. Member Marello seconded. The Motion carried unanimously.

The final plot plan for Bridge Point Town Houses was presented. The development will occur in two phases, beginning with Phase 1, with 8 units. An additional 8 parking spaces were added and a 40' ROW offered as a proposed dog park or pickle ball court. This will be made public to decrease the fee in lieu of amount.

Vice Chairman Williams made a **Motion** to approve the final plot plan for Bridge Point Town Houses, Phase 1. Member Smith seconded. The Motion passed unanimously.

Benchmark Planning presented their update of the Comprehensive Plan Update. There was discussion concerning the map depiction of zoning designations, noting that RV parks should be zoned residential. More connection points are needed in the multi-modal transportation section. The necessity for strengthening community resiliency was discussed, along with the addition of sewer, increased public safety and emergency management. A public meeting is needed to present the final draft. That date to be determined.

There were no public comments or board comments.

There being no further business, the meeting was adjourned. Vice Chairman Williams made a **Motion** to adjourn the meeting, Member Marelo seconded. The meeting was adjourned at 8:11 PM.



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Jerry Riggs, Chairman



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Jayne Calhoun, Town Clerk