



Town of Cedar Point
Planning Board Meeting
May 2, 2023

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, May 2, 2023 at 6:30 PM. Chairman Riggs determined a quorum to be present and opened the meeting.

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

ABSENT: Vice Chairman Williams and Member Castellano

The Minutes from the April 4, 2023 meeting were presented for Board consideration and approval. Member Marelo made a **Motion** to approve the April 4, 2023 Minutes. Member Smith seconded. The Motion carried unanimously.

An updated Commercial Site Plan from The Crosley Corporation was presented for consideration. The board requested the developer to update the exterior of the building to better meet the standards and aesthetic value of the town. Three options were presented for the board to consider:

Option A: two-tone, blue accents, split-faced block shadow wall style, pedestal style front canopy entry

Option B: 3 tone split-faced, shadow wall, blue trim

Option C: split-faced dark to light color scheme, flat wall style, larger canopy at front entrance.

It was also noted that the proposed fence to the rear of the building is no longer a part of the plan; landscape buffers were added to the parking lot.

Board discussion resulted in a general consensus that the front entry on Option C was desirable and the either Option A or B for the general building plan would be acceptable.

Member Pittner made a Motion to approve the site plan using Option A, B or C for the general building construction but utilizing Option C's front entry. Member Smith seconded the Motion. The Motion carried unanimously.


Mr. Rief received an email from Benchmark Planning concerning the Comprehensive Plan Update. There were concerns with environmental planning and conservation being added to the plan. The LID plan will remain in place.

Mr. Rief anticipates a rezone request to rezone a parcel from commercial to residential.


There were no public comments or board comments.

There being no further business, the meeting was adjourned. Member Pittner made a **Motion** to adjourn the meeting, Member Smith seconded.

The meeting was adjourned at 6:51 PM.



Jerry Riggs, Chairman



Jayne Calhoun, Town Clerk