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4 Town of Cedar Point Board of Commissioners
5 Agenda Work Session Meeting
6 May 18, 2023
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8 The Town of Cedar Point Board of Commissioners held an Agenda Work Session meeting on
9 Thursday, May 18, 2023 at 6:30 PM at Town Hall. Mayor Hatsell determined a quorum to be
10 present and opened the meeting.

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12 PRESENT: Mayor Hatsell, Commissioners Reilly, Bray, Castellano, Nash, and Winberry, Town
13 Manager Rief, and Town Clerk Calhoun
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15 The first agenda item was a Commercial Site Plan Review for Crosley Corporation. The
16 developer has presented three options for the exterior of the building, A, B, and C. The Planning
17 Board unanimously voted on the front entryway of Option C but did not show a preference for a
18 building plan. Mr. Rief presented an overview of the three options, noting that no one from the
19 Crosley Corporation was in attendance.
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21 Board discussion followed. Mayor Hatsell prefers Option C as it looks less industrial.
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23 Commissioner Nash felt the building itself, regardless of what option, did not fit in with the
24 Central Business Overlay District's overall aesthetics. Other businesses in the district should
25 serve as inspiration for the design standards desired by the board. He also objected to the
26 exterior stairwell. Commissioner Nash stated that he will not vote for any of the options
27 presented.
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29 Commissioner Reilly echoed Commissioner Nash's statement, adding his concern over the
30 inaccurate drawings presented.
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32 Commissioner Winberry suggested tabling the matter until such time as the applicant and
33 developer can be in attendance and accurate drawings can be presented for Board consideration.
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35 The 2023-2024 Draft Budget was presented next for Board discussion. Mr. Rief pointed out the
36 rounding up of dollar amounts for continuity.

37 Mr. Rief then presented his Manager's Report, reminding the Board of the Public Hearing for the
38 proposed budget as well as a hearing for a Special Use Permit for Tuesday's meeting.
39

40 The debris truck and the digital sign are nearing completion and delivery is expected in early
41 June.
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43 CedarFest planning is ongoing, and the first sponsorship was received this week.
44

45 Benchmark Planning has presented their draft of the updated Comp Plan. They will be
46 consulting with CAMA to ensure the environmental and coastal needs are addressed.
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48 The deed for the streets in Crystal Shores will be recorded tomorrow. The deed from the
49 developers in Marsh Harbour is anticipated soon.
50

51 The Mayor opened the floor to public comment. Michael Castellano, 118 Casey Court,
52 concurred with the Board's comments and decision concerning the Crosley Corporation's site
53 plan submission.
54

55 Ms. Carmela Burns, 103 Little Bay Drive had several questions concerning the proceeding of the
56 meeting this evening.
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58 There was no public comment.
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60 There being no further business to discuss, the meeting was adjourned. Commissioner
61 Castellano made a **Motion** to adjourn the meeting. The Motion carried 5-0.
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63 The meeting Adjourned at 7:29 PM.
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80 Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk