



Town of Cedar Point
Planning Board Meeting
July 2, 2019

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, July 2, 2019, at 6:30 PM. Vice Chairman Williams determined a quorum to be present and called the meeting to order.

PRESENT: Vice Chairman Williams, members Garavaglia, Reilly, Zimmerman and Bragg, Town Administrator Seaberg, Town Clerk Calhoun and public

ABSENT: Chairman Heironimus, members Dennis, Riggs

The May 7, 2019 meeting Minutes were presented for Board approval. Member Reilly made a **Motion** to accept the Minutes of May 7, 2019, with no changes. Member Garavaglia seconded. The Motion carried unanimously.

Vice Chairman Williams asked for Motion to amend the order of the Agenda to reflect the Rezone Request (RZ-19-001) as Item 1 and the Commercial Site Plan Review to Item 2. Member Zimmerman made a **Motion** to amend the order of the Agenda as presented. Member Bragg seconded. Motion carried unanimously.

The Rezone Request (RZ-19-001) was a request to rezone 2 parcels located at Highway 24 and Dolphin Bay Estates from R-20 Residential to B-1 General Business District. Mr. Seaberg presented a brief overview adding that a consistency statement must be approved along with the request. The applicant, Mr. Craig Hill, was present for any questions or comments. Mr. Hill stated that there are no plans to put a business there currently, rather, he wishes to sell the property and feels the selling potential increases if the parcels are rezoned to B-1.

Vice Chairman Williams opened the floor to public comment.

Those providing comment were all residents of the Dolphin Bay Estates neighborhood, which is located behind the property of the proposed rezone request.

Ms. Amber Smith, 107 Dolphin Bay Estates, expressed her concern over traffic congestion and property values decreasing. She also provided the Board with a map of the area, an outline of sentiments expressed by the residents, and a signed petition against the rezone.

Mr. Jerry Collier owns the adjacent lot to the applicant's property. He emphasized the fact that the neighborhood was a good neighborhood, quiet and safe. He doesn't want these attributes changed by a commercial entity.

Mr. Michael Shucher, 126 Dolphin Bay Estates, expressed concerns of decreased property value for the homeowners, traffic and accidents will be on the rise, and there is no business plan currently for this property. He believes the Town should focus on areas already zoned for commercial. He is against the rezone of this property.

Vice Chair Williams opened the floor to Board comments beginning with Member Zimmerman, who asked if the area was ever residential, meaning, was there ever a residential dwelling existing on the property? Residents answered that it at one time was a Christmas tree lot, and people would come to cut down their Christmas trees. Mr. Seaberg pointed out that despite the tree lined lot, it was never zoned RA, rather, always was zoned R-20. Mr. Zimmerman then asked about a septic permit, to which Mr. Hill assured him that the lot was permitted for septic.

Mr. Roger Becton, resident of Dolphin Bay Estates provided a brief history of the land, beginning with Mr. John Jones and how he wanted to develop it.

Member Bragg asked if there was an HOA in place, there is not. He expressed his concerns over traffic and the location being on a blind curve.

Member Garavaglia pointed out the issues of water pollution to the canal, and asked Mr. Hill what his plans were for the property, if any. Mr. Hill stated he simply wished to sell it, and the prospects were better if the land was zoned commercial.

Member Reilly pointed out the fact that this property is located on Highway 24, which is a business corridor for the Town. It would be difficult to say no to this rezone request.

Vice Chair Williams reminded the audience that the Planning Board is an Advisory Board only, providing their advice and opinions to the Board of Commissioners. No one wants to see increased traffic or pollution, but believes to a certain point, property owners should be able to do as they see fit with their property.

Member Bragg stated that should the rezone be approved any commercial endeavor would be carefully reviewed by Town staff.

There were no further Board comments. Vice Chairman Williams asked for a Motion to approve, disapprove or approve with conditions the rezone request.

Member Reilly made a **Motion** to approve the rezone request along with the Consistency Statement provided. Member Bragg seconded. The Motion carried unanimously.

The second agenda item was a Commercial Site Plan Review for an RV and Vehicle Repair shop. The property is located at 1083 Cedar Point Boulevard. Mr. Seaberg presented a brief overview, also pointed out that this plan was submitted prior to the approval of the Unified Development Ordinance, prompting use of the Cedar Point Zoning Ordinance. Engineering representatives as well as the business owners were present for Board questions.

Member Zimmerman was pleased with the ingress and egress being one driveway. The business, which is currently operating as Cedar Point Tire is a longstanding business in town, and reputable. Member Zimmerman is pleased with the new building and its plans.

Member Bragg was curious as to the flow of traffic and location of signage. The sign will be on the façade above the brick.

Member Garavaglia expressed concern over fire suppression and suggested an additional hydrant be added. The Industrial park behind it should necessitate an additional hydrant

Member Reilly inquired about the scratched through expiration date on the septic permit. Since there is an already existing system, the Health Department simply updated the permit expiration date.

Member Zimmerman made a **Motion** to approve the Commercial Site Plan as presented. Member Bragg seconded. The Motion carried unanimously.

Vice Chair Williams opened the floor to Board Comments.

Member Zimmerman state that the Comprehensive Plan speaks to maintain balance within the Town, and harmony between the number of businesses and residences.


Mr. Seaberg then reminded Member Zimmerman that the Future Land Use language must be considered.

Vice Chair Williams said it's tough to distinguish who gets a yes or who gets a no.

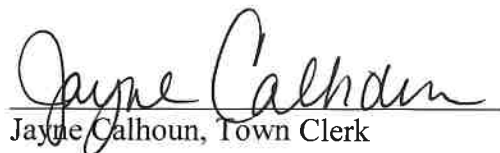
Mayor Hatsell pointed out that the Board of Commissioners will do what's best for all of Cedar Point, just not one area. He also pointed out that with the newly approved UDO, a Special Use Permit will be required for all commercial site plan reviews.

There being no further business to discuss, Vice Chairman adjourned the meeting.

The meeting adjourned at 8:15 PM.



TJ William, Vice Chairman



Jayne Calhoun, Town Clerk