



Town of Cedar Point
Planning Board Meeting
July 11, 2023

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, July 11, 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, Marelo, Town Manager Rief

ABSENT: Member Smith

The Minutes from the June 6, 2023 meeting were presented for Board consideration and approval. Vice Chairman Williams made a **Motion** to approve the June 6, 2023 Minutes. Member Marelo seconded. The Motion carried unanimously.

Under New Business, a Preliminary Site Plan was presented for Grace Church. Mike D'Andrea was present as a representative of the church. There will be no plan to submit to the Town, however, this preliminary site plan will give the applicants an idea of what the Town will allow prior to the closing on the property. It is located in the Central Business Overlay District (CBOD), and the applicant is aware of the requirements of the CBOD. The plans show the church building in the back corner of the lot, with parking in front. There are also plans for a small playground area and a storage shed for lawn equipment. The applicant is also agreeable to a different orientation of the building should the Board wish. Long-range plans would include adding an additional story or two as the church grows.

Board comments followed. Member Pittner pointed out the matter of interconnectivity. Mr. D'Andrea stated that if the plans for Sherwood Avenue to connect to Highway 58 come to fruition someday, then there would be interest in offering a connection to Sherwood from the parking area. Member Pittner also inquired about the buffer requirements. Mr. Rief stated that for the particular property, the traditional requirements would be required. Member Pittner also pointed out the adjacent residential property and the need to respect their privacy.

The second item under New Business was the final plat for Phase 2 of Bridge View Subdivision. Some of the utilities are complete, but not all; stormwater is complete; the roadbed is laid but unpaved; some lots will have offsite septic; temporary street signs are up, permanent signs are forthcoming. With all this said, an As Built will be required upon completion of Phase 2.

With the Fee in Lieu of calculation, there is a requirement of 2.22 acres based upon the total acreage of the project. The boat ramp is complete, the kayak launch is under construction. The fee in lieu amount will be based on appraisal value, and an appraisal is expected soon.

Board discussion followed: Member Mareello had no comment.

Vice Chairman Williams pointed out that the zoning designation was R10 Conditional, but based on the plat, two of the lots did not meet the minimum 15,000 square foot requirement. He also asked if the boat ramp area was to be paved or would gravel be used. Mr. McDaniels stated that 57 stone would be used for the parking area, and the small connecting stem would be paved.

Member Castellano wanted to know the sale cost of each lot. Mr. Rief stated that the lots were being sold to developers building spec homes.

Member Pittner asked if the calculation of the common areas would include the right-of-way access lanes (stems). The Board of Commissioners in an earlier meeting stated affirmatively that this would be included in the calculations.

It was noted that, based on Vice Chairman's observation of lots 28 and 29 not meeting the R10 Conditional requirements, the plat must be redrawn illustrating the minimum square footage requirement is met.

Member Pittner made a **Motion** to approve the Bridge View Phase 2 Final Plat with the change to lots 28 and 29 to meet the minimum square footage requirement of 15,000 square feet and to include the common area stems to equal 35.3 feet wide, which adjusts the total acreage to reflect this change. Vice Chairman Williams seconded. The Motion carried unanimously.

There was no public comment.

There were no Board comments.

There being no further business, the meeting was adjourned. Member Castellano made a **Motion** to adjourn the meeting, Vice Chairman Williams seconded.

The meeting was adjourned at 7:15 PM.

Jerry Riggs, Chairman

Jayne Calhoun, Town Clerk