



Town of Cedar Point Board of Commissioners  
Agenda Work Session  
July 21, 2022

The Town of Cedar Point Board of Commissioners held an Agenda Work Session on Thursday, July 22, 2022 at 6:30 PM.

PRESENT: Mayor Hatsell, Commissioners Reilly, Bray, Castellano, Nash, and Winberry, Town Manager Rief, Town Clerk Calhoun and public

Mayor Hatsell determined a quorum to be present and opened the meeting.

A Special Use Permit application was the first and only agenda item for the Board. A boat repair business was proposed at 1127 Cedar Point Boulevard. Mr. Rief presented a brief summary of the quasi-judicial proceeding and Town Clerk Calhoun swore in applicants Art Jeffries, Christina Dupuy and also Mr. Rief.

The application was read into the record and determined to be true and correct.

Mayor Hatsell then opened the floor to Mr. Jeffries, applicant. He stated that in order to avoid any accidents from vehicles trying to back out onto Highway 24, an area in front of the proposed business will be reserved for vehicle turnaround. The business will be run by appointment only, limiting the number of boats being parked on premises. A security system is being installed to include cameras and lighting. He indicated that there would be no boats parked out front of the business and no semi-trucks would be accessing the business. Once the boats are detailed and repaired, the owner takes them back; all sales are conducted online.

Commissioner Nash expressed concern that this property historically had been a nuisance property, and for all intents and purposes, is becoming a nuisance once again. The grass is overgrown on the adjacent lot, and boats and trailers are parked on this adjacent lot as well as the business lot. Mr. Jeffries stated that he is a neat and clean business owner and plans on cleaning up the site even further.

Mayor Hatsell pointed out that conditions may be necessary to ensure that the property not become a nuisance again.

39 Commission Winberry made a **Motion** to approve the Special Use Permit application for 1127  
40 Cedar Point Boulevard with the following conditions: There will be no impedance on the  
41 adjacent lot; and signs should be clearly posted for vehicles entering and exiting the business; no  
42 boat storage at front of business. *Commissioner Nash* voted Nay. The Motion carried 4-1.

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44 Mr. Rief will prepare the Special Use Permit and Mr. Jeffries will also need to secure a Change  
45 of Use permit.

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47 Mr. Rief presented his Manager's report. The next ARPA funding installment was received in  
48 the amount of \$207,790.73.

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50 The property located in front of Magens Bay has been sold, no word yet as to any planned  
51 development.

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53 The Annual audit will begin on August 2 with the site visit. Town Clerk Calhoun has been  
54 compiling requested information.

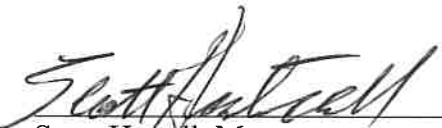
55  
56 The kayak launch construction is slated to begin Monday, July 25. The picnic tables are installed  
57 and ready for use in the shelter at the front of the property.

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59 Don's last day will be Friday, July 22; a lathe was purchased as a retirement gift.

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61 There being no further business to discuss, the meeting was adjourned. Commissioner Reilly  
62 made a **Motion** to adjourn the meeting. The Motion carried 5-0.

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64 The meeting adjourned at 7:30 PM.

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74 Scott Hatsell, Mayor

  
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Jayne Calhoun, Town Clerk