



Town of Cedar Point  
Planning Board Meeting  
Remotely Conducted  
August 18, 2020

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, August 18, 2020 at 6:30 PM. This meeting was conducted via Zoom Meeting Software. Chairman Heironimus determined a quorum to be present and opened the meeting.

PRESENT: Chairman Heironimus, Vice Chairman Williams, Members Riggs, Reilly, Marelo, Pittner, Castellano, Town Administrator Rief, Town Clerk Calhoun and public

There was one item for consideration on the agenda: A Commercial Site Plan for 121 Bell Street. Mr. Alan Bell spoke on the behalf of the applicants. The proposed building would be primarily storage, and partially used by Carteret Heating & Cooling. The applicants agreed to build a fence and plant a vegetative buffer between the proposed building and the adjacent residential area. There is a mobile home on this parcel, however, the owners are planning on removing that.

Board discussion followed.

Chairman Heironimus opened the floor to public comment. Matt and Hillary Hawkins are adjacent property owners and expressed concern at the proximity of the building to their bedroom window. Hurricane Florence damaged their existing tree line buffer, so there is nothing that currently separates their home from the proposed building. He stated that some guidance is needed as far as fencing is concerned.

Mr. Rief pointed out that not just anything can be placed on lot as its zoned for specific uses. The parking lot will have very limited spaces, which makes it difficult for a storefront retail business to be in this space.

Mr. Bell stated that Carteret Heating and Cooling would be utilizing the space, it would be considered a secondary location. There would not be a high volume of traffic at this location.

Member Reilly pointed out that the initial Site Plan proposal was for storage, and now something different is being proposed.

He also expressed concern over the mobile homes surrounding the proposed site, as well as the presence of a washer and dryer on the preliminary plans for the building. Does not seem like the same endeavor originally planned.

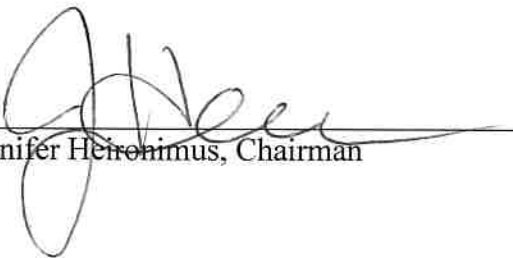
Member Riggs also expressed concern that the proposed plans were not the same plans as presented before to the Planning Board. He also asked what was needed from this Board to make this the best thing for the Town.

Mr. Rief offered the following as options for Board consideration: A Text Amendment could be proposed and a Commercial Site Plan Review or stop the process and look at a Text Amendment that would propose the original direction of the Commercial Site Plan.

Member Riggs made a **Motion** to table this matter until further information was provided by the applicant. Member Reilly seconded. The Motion carried unanimously.

There being no further business to discuss, the meeting was adjourned. Vice Chairman Williams made a **Motion** to adjourn the meeting. The Motion was seconded by Member Riggs. The Motion carried unanimously.

The meeting adjourned at 7:37 PM.



Jennifer Heironimus, Chairman



Jayne Calhoun, Town Clerk