



Town of Cedar Point
Planning Board Meeting
Remotely Conducted
September 1, 2020

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, September 1, 2020 at 6:30 PM. This meeting was conducted via Zoom Meeting Software. Vice Chairman Williams determined a quorum to be present and opened the meeting.

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

ABSENT: Chairman Heironimus

The Minutes from the July 7, 2020 and August 18, 2020 meetings were presented for Board approval.

Member Reilly made a **Motion** to approve the July 7, 2020 Minutes. Member Riggs seconded. The Motion carried unanimously.

Member Riggs made a **Motion** to approve the August 18, 2020 Minutes. Member Reilly seconded. The Motion carried unanimously.

Vice Chairman Williams switched the order of Agenda items to make the Commercial Site Plan Review at 121 Bell Street as the first Agenda item.

Mr. Alan Bell is present on behalf of the applicants. Mr. Hawkins, who owns the adjoining property, wished to erect his own fencing on his property. Mr. Rief pointed out that if the applicant installed the fence, it could be 6 feet in height. If the fence is installed on Mr. Hawkin's property, it cannot be at a height greater than 4 feet. Mr. Hawkins stated he still prefers to install his own fence on his property.

Board discussion followed:

Member Pittner noted the deletion of the washer dryer from the previous plans, and the addition of a restroom.

Member Reilly pointed out that it still says it is to be a warehouse on the application. He also expressed concern over the proposed signage. In his opinion, this looks like the same plan presented at the August 18 meeting.

Mr. Bell stated the plan was originally to build a warehouse, but the UDO did not allow for this usage in a B3 designation. Regarding the sign, the applicants were not planning to erect a sign, however, Mr. Bell included space for a sign on the drawing.

Member Morello made a **Motion** to approve the Commercial Site Plan drawing for the building at 121 Bell Street. Member Riggs seconded. Member Reilly voted Nay. The Motion carried 5-1.

Member Reilly stated he is not satisfied with the lack of details.

Member Riggs pointed out that the Guthries are respectable business owners and will comply with the Town's regulations. This project will help with Cedar Point's growth.

The Page Place RV Park rezone request was the next item for discussion. The original rezone request took place in 2018. However, the County's GIS maps were incorrect. This current rezone request will correct these errors. This request will move a portion of the property from MC Mobile Home designation to IW Light Industrial designation, and another portion should have been zoned MC, but is currently zoned IW. Mr. Kevin Page's property is currently zoned IW but should be zoned R20 Residential. A Consistency Statement is also included within the rezone request for Board consideration. Member Pittner made a **Motion** to approve the Rezone Request as well as its associated Consistency Statement. Member Castellano seconded. The Motion carried unanimously.


The final Agenda Item was a Text Amendment application from Buddy Guthrie. The particular parcel Mr. Guthrie would apply the Text Amendment to is located in the Central Business Overlay District. Based on this information Mr. Guthrie asked that the matter be tabled. Member Reilly made a **Motion** to table the Text Amendment. Member Castellano seconded. Motion carried unanimously.

Page Place has also presented a Park Plan Submittal, for Phase VI which would include 7 additional lots. There was no Board discussion. Member Pittner made a **Motion** to approve the Page Place Park Plan Submittal Phase VI as presented. Member Castellano seconded and the Motion carried unanimously.

Vice Chairman Williams notified the Board that he will be out of town for the months of October and November.

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

The meeting adjourned at 7:17 PM.



TJ Williams, Vice Chairman



Jayne Calhoun, Town Clerk