



**TOWN OF CEDAR POINT  
PLANNING BOARD MEETING  
6:30 P.M. - TUESDAY, SEPTEMBER 13, 2022  
CEDAR POINT TOWN HALL**

1. Call to Order
2. Roll Call
3. August 2, 2022 Meeting Minutes
4. New Business
  1. Discussion Concerning Potential Reduction in Uses Requiring Special Use Permits
5. Public Comments
6. Comments from Board Members
7. Adjourn

The next regularly scheduled meeting will be Tuesday, October 4, 2022 at 6:30 PM

## **Tab 3 August 2, 2022 Minutes**



Town of Cedar Point  
Planning Board Meeting  
August 2, 2022

The Town of Cedar Point Planning Board held their regularly scheduled monthly meeting on Tuesday, August 2, 2022 at 6:30 PM. Chairman Riggs determined a quorum to be present and opened the meeting.

PRESENT: Chairman Riggs, Vice Chairman Williams, Members Castellano, Pittner and Marello, Town Manager Rief and Town Clerk Calhoun

The Minutes from the June 7, 2022 meeting were presented for Board consideration and approval. Member Castellano made a **Motion** to approve the June 7, 2022 Minutes. Vice Chairman Williams seconded. The Motion carried unanimously.

Under New Business, a Rezone Request for 149 Cedar Point Boulevard was presented for Board discussion. The request was to rezone the parcel from R20 Residential to B1 Business District. Mr. Rief presented a brief summary of the application. The applicant, Mr. John White, was present. Mr. White stated that he wishes to combine the parcel with 151 Cedar Point Boulevard, which is the location of his business, Carteret Heating and Cooling. He will utilize this extra parcel for a screened dumpster.

There were no public comments. There were no board member comments.

Member Pittner made a **Motion** to recommend approval of the commercial subdivision plan as presented. Member Marello seconded.

Continuing with New Business, a Rezone Request was next presented for Board consideration. RZ-2022-02 is a request to rezone two parcels to the west and north of Old Highway 58, also known as the Walmart Property from B-3 to B-1. The proposed use for one of the parcels is climate controlled mini storage, the second parcel request is to blend in with the surrounding parcels. Mr. Rief provided a brief overview of the application and the included Consistency Statement.

Vice Chairman Williams made a **Motion** to approve and recommend Rezone Request RZ-2022-03 as presented. Member Morello seconded. The Motion carried unanimously.

Mr. Rief presented an update from Benchmark concerning the Comprehensive Plan update. The Community Outreach Survey will go live on September 14, 2022. Board discussion followed. It was suggested to remove the schools/education as the Town has no control over that. It should also give the participant a way to differentiate if they are renters, second homeowners, visitors or year-round residents. Also include a column to add 'other concerns' to give the participant the ability to note items not found in survey. Military servicemembers should also be identified, as well as if they are active duty, retirees or civil service/DOD.

There was no Public Comment or Board Comments.

There being no further business, the meeting was adjourned. Vice Chairman Williams made a **Motion** to adjourn the meeting, Member Smith seconded. The meeting was adjourned at 8: 07 PM.

---

Jerry Riggs, Chairman

---

Jayne Calhoun, Town Clerk