



Town of Cedar Point  
Planning Board Meeting  
October 4, 2022

The Town of Cedar Point Planning Board held their regularly scheduled monthly meeting on Tuesday, October 4, 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 Marelo, Town Manager Rief and Town Clerk Calhoun

ABSENT: Member Smith

The Minutes from the August 13, 2022 meeting were presented for Board consideration and approval. Member Castellano made a **Motion** to approve the August 13, 2022 Minutes. Vice Chairman Williams seconded. The Motion carried unanimously.

Under New Business, a Minor Subdivision Plan at 1160 Cedar Point Boulevard was presented for Board discussion. The applicants, Jonathan McDaniel and Dan Rietz were present for any questions. Mr. Rief provided a brief overview of the plan. The setback lines should be measured from the easement for ingress and egress; they are not on this plan.

There were no Board comments.

Member Marelo made a **Motion** to approve the Minor Subdivision Plan at 1160 Cedar Point Boulevard contingent upon the correction being made to the setback measurements. Vice Chairman Williams seconded. The Motion carried unanimously.

Continuing with New Business, a Commercial Site Plan for Extra Space Storage (CSP-2022-02) was next presented for Board consideration. There was a Special Use Permit issued previously to allow this particular use. Mr. Rief provided a brief overview of the plans, pointing out the 25-foot buffer, location of the storage facility and adjacent office spaces. Member Marelo questioned the relocation of Old Highway 58 to the west and who would have to give up land to enable this. Mr. McDaniels pointed out that the development will be in phases, and when the last parcel is developed, the relocation of Old Highway 58 will be revisited.

Member Castellano stated that sidewalks should be put in along Old Highway 58 and this requirement should be added to the UDO.

There were no further Board comments.

Member Pittner made a **Motion** to approve the Commercial Site Plan for Extra Space Storage with the additional recommendation for adding sidewalks. Vice Chairman Williams seconded. The Motion carried unanimously.

A second Commercial Site Plan (CSP-2022-03) for Tractor Supply was the next item under New Business. Mr. Rief provided a brief overview of the plans; this development will be located on the eastern side of Old Highway 58. Much of the original tree line will remain; curb and gutter will be all the way around; and the entire building is tractor trailer friendly, allowing trucks to drive all the way around the building. Stormwater mitigation will be a regional containment system for the entire parcel.

Board discussion followed with Member Marelo expressing concern with the orientation of the building and view of the display area. As the plans indicate the orientation of the building front faces Highway 58. According to the developers, if the building is rotated to face Old Highway 58, it will limit parking, but the trailer storage area could be flipped. Member Castellano recommended sidewalks at this portion of the development as well. Vice Chairman Williams recommended chain link fence storage area on the Highway 58 side.

Vice Chairman Williams made a **Motion** to approve with recommendations that sidewalks be considered, and the re-orientation of the building as discussed. Member Marelo seconded. The Motion passed unanimously.

The final item under New Business concerned a Commercial Site Plan Review (CSP 2022-04) for 1160 Cedar Point Boulevard. This will be the new offices for Tidewater and Associates, with ancillary office space included.

There was no Board discussion.

Member Castellano made a **Motion** to approve the Commercial Site Plan CSP-2022-04, 1160 Cedar Point Boulevard. Vice Chairman Williams seconded. The Motion carried unanimously.

There was no Public Comment or 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 7:33 PM.

  
Jerry Riggs, Chairman

  
Jayne Calhoun, Town Clerk