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3 Board of Commissioners  
4 Agenda Work Session Meeting – Remotely Conducted  
5 October 22, 2020  
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7 The Town of Cedar Point Board of Commissioners held Agenda Work Session meeting on  
8 Thursday October 22, 2020 at 6:30 PM. This meeting was conducted remotely, using the Zoom  
9 Remote Meeting program. Mayor Hatsell determined a quorum to be present and opened the  
10 meeting.  
11

12 PRESENT: Mayor Hatsell, Commissioners Castellano, Bray, Nash and Winberry, Town  
13 Administrator Rief, Town Clerk Calhoun and members of the public. Of note: Mr. Rief and Ms.  
14 Calhoun were physically present; all other attendees were remotely attending the meeting.  
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16 The Mayor opened the floor to public comment, there was none.  
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18 Mr. Warren Benton and Mr. Mac Baker, applicants who submitted a Special Use Permit  
19 Application, were brought into Town Hall to be sworn in. Town Clerk Calhoun swore both  
20 gentlemen in; they will continue their testimony upon their return to their nearby office location.  
21

22 A Public Hearing concerning a rezone request was next on the Agenda. Rezone Request RZ-  
23 2020-02, a request to rezone a portion of 1 parcel in 2 different directions adjacent to and part of  
24 Page Place. The request would rezone a portion of Page Place Mobile Home park from IW Light  
25 Industrial to MC Mobile Home, and a portion of Kevin Page's property from IW Light Industrial  
26 to R-20 Residential. Mr. Pages property meets the setback requirements for R-20 zoning. Mr.  
27 Allan Bell was present on behalf of the applicant to answer any questions.  
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29 Commissioner Winberry made a **Motion** to go into Public Hearing. Motion carried 4-0.  
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31 There were no public comments.  
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33 Commissioner Winberry made a **Motion** to Close the Public Hearing. The Motion carried 4-0.  
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35 The Public hearing was closed at 6:43 PM.  
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37 Page Place submitted their plans for the sixth portion of their phasing project. Phase VI plans  
38 were presented for Board consideration; action may be taken at the regular meeting Tuesday  
39 evening.

40 The Planning Board noted that this plan followed the DO requirements appropriately. There was  
41 no Board discussion.

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43 Osprey Landing RV Park submitted a proposed phasing plan for the Board consideration. The  
44 proposed phasing would include 24 lots per phase, and a 3-phase plan. Mr. Stan Frye, applicant,  
45 was present for any questions. He explained that as each phase reaches 15 to 16 units, the next  
46 phase will be started. Mr. Rief pointed out that the Planning Board approved and recommended  
47 the Board consider and approve as well.

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49 The applicants for the Special Use Permit, Mr. Warren Benton and Mr. Mac Baker, Cedar Point  
50 Storage, have now logged back into the Zoom meeting. Mr. Rief explained how the Special use  
51 Permit process works. The applicant wishes to include cargo trailers and car haulers, not a  
52 permitted use for this zoning district. Mr. Rief stated a simple majority vote is required, and this  
53 is a quasi-judicial matter.

54  
55 There was no partiality or recusals. There were no ex parte discussions. Mr. Rief referenced an  
56 email he received concerning procedural requirements but did not discuss any pertinent  
57 information related to this Special Use Permit application. There was no objection to any of the  
58 Board members participating in this proceeding.

59  
60 Mr. Rief provided a brief summary of the application. This application is amended to include the  
61 addition of a second building. The additional structure will be low profile with appropriate  
62 landscaping. The applicant is not ready to begin construction, however, all requirements will be  
63 addressed at the time of submission of a commercial site plan. Mr. Benton pointed out that with  
64 the increase of new residents, the storage units have been rented quickly, leading to the addition  
65 of a second building. They would like to have this second building completed by Spring, 2021.  
66 The front parking lot area will be the staging area for the Uhaul trucks.

67  
68 Board discussion followed: Commissioner Nash stated he was happy this business has chosen  
69 Cedar Point. He is concerned about the Uhaul portion between the buildings and feels the trucks  
70 could be better shielded.

71  
72 Mr. Warren Benton, applicant, expressed concerned over the 15' setback requirement and  
73 whether this would be an issue with the fire department. Mr. Rief pointed out that first a  
74 Commercial Site Plan must be submitted and reviewed, and then, if necessary, a Variance may  
75 be needed.

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77 Commissioner Winberry felt this new business was a positive improvement but did express  
78 concern over there being an appropriate fire lane.

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80 There was no further Board discussion. Mr. Rief advised the Board that action may be taken this  
81 evening, or at the regular meeting Tuesday.

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83 Commissioner Winberry made a **Motion** to approve the Special Use Permit Application to allow  
84 trailers and self-storage. The Motion carried 4-0.

85 The next agenda item was regarding computer system upgrades at Town Hall. This also  
86 included a Budget Amendment. The Town is slated to received CARES Act Funding in the  
87 amount of \$33,273. This money will be applied to the upgrade of our computer systems so that  
88 employees may work remotely due to COVID.  
89

90 A Resolution of Intent to change to the Town's form of government and add a fifth  
91 Commissioner was next presented for Board discussion and consideration. The form of  
92 government would be changed from Mayor-Council to Manager-Council, giving Mr. Rief the  
93 authority to hire and fire personnel, enter into contracts and other procedural matters. Having 5  
94 Commissioners reduces the risk of a tie. In addition to the Resolution, a Public Hearing would  
95 be necessary. No action would be taken that night but would be in the following meeting. The  
96 Board will decide and discuss at the Tuesday night meeting.  
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98 Mr. Rief presented his Administrator Report. New development is on the rise in Cedar Point,  
99 and the following projects are being proposed and will be presented at future BOC meetings for  
100 consideration: RV sales at Osprey Landing RV Park, Cedar Point Tavern will be reopening and  
101 will present a SUP, a rezone request for the rezoning of 4.3 acres between Dolphin Bay Estates  
102 and Palmetto Drive from B-2 to R-15, 3 acres elsewhere with proposed town houses, new  
103 building going upon Old Highway 58, Comer's Cove Mobile Home Park is expanding, new  
104 home on Waterway Drive, new home on VFW Road, new home in Magens Bay.  
105

106 The Ennett rezone has some residents of Magens Bay upset, and even though no Commercial  
107 Site Plan has been submitted to the Town, adjoining residents are hearing rumors and  
108 misinformation.  
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110 The old Gant Station has a buyer interested in opening a car dealership and is also proposing  
111 boat storage. The boat storage is not allowed, but the property owner is cleaning up the property,  
112 regardless of it getting leased or not.  
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114 There being no further business to discuss, the meeting was adjourned. Mayor Hatsell adjourned  
115 the meeting.  
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117 The meeting adjourned at 8:38 PM.  
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Scott Hatsell, Mayor

  
Jayne Calhoun, Town Clerk