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4 Town of Cedar Point Board of Commissioners  
5 Regular Meeting  
6 October 25, 2022  
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8 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly  
9 meeting on Tuesday, October 25, 2022 at 6:30 PM at Town Hall. Mayor Hatsell determined a  
10 quorum to be present and opened the meeting.  
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12 PRESENT: Mayor Hatsell, Commissioners Reilly, Bray, Castellano, Nash, Winberry, Town  
13 Manager Rief (attending remotely), Town Attorney Berryman, Town Clerk Calhoun and public.  
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15 A moment of silence was observed, followed by the Mayor leading the Pledge of Allegiance.  
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17 The Agenda was presented next for Board consideration and approval. Commissioner Reilly  
18 made a **Motion** to approve the Consent Agenda as presented. The Motion carried 5-0.  
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20 A Minor Subdivision Review at 1160 Cedar Point Boulevard was next on the Agenda. This  
21 matter was discussed at the October 20, 2022 Agenda Work Session. Commissioner Winberry  
22 made a **Motion** to approve the Minor Subdivision Plan as presented. The Motion carried 5-0.  
23

24 A Commercial Site Plan for Extra Space Storage was discussed at the October 20, 2022 Agenda  
25 Work Session. A sidewalk and easement plan were discussed; however, no cost estimate was  
26 provided. Commissioner Nash made a **Motion** to request money be set aside for sidewalks as  
27 well as other entities developing to align with restructure of Old Highway 58. The Motion  
28 carried 5-0.  
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30 A second Commercial Site Plan (discussed at the October 20, 2022 Agenda Work Session) was  
31 presented for Board action. Board discussion included the layout and orientation of the building  
32 and garden center fencing. It was agreed that the original orientation should be used and reduce  
33 the fence height to 8 feet with black vinyl fencing being used.  
34

35 Commissioner Bray made a **Motion** to approve the original plan and reduction of fence height to  
36 8 feet using black vinyl fencing. The Motion carried 5-0.

37 A hearing for a Special Use Permit Application (SUP-2022-05) was the next Agenda item. This  
38 application was a request to allow a 30-unit townhouse complex located at 1160 Cedar Point  
39 Boulevard. Mr. Rief read into the record the application and the process of the hearing.  
40

41 Mr. Rief, Jonathan McDaniels and Benny Hutto were all sworn in to provide relevant testimony.  
42

43 Mr. Rief polled the Board concerning any ex parte activities concerning the property and  
44 applicants. Mayor Hatsell stated that he and Mr. Rief walked the property to assess traffic and  
45 safety options and impacts to Magens Bay, Old Highway 58 and GoGas. There were no further  
46 ex parte activities. Mr. Rief presented a brief overview of the proposed development, noting the  
47 parcel is 5 acres and proposed development is a 30-unit townhouse complex. There is also  
48 proposed connectivity with Magens Bay. Mr. Rief then continued through the standards and  
49 findings of fact.  
50

51 There was no Board discussion.  
52

53 Mr. Jonathan McDaniels spoke, noting that the project was appropriate for development on this  
54 parcel. With the B3 zoning designation, the density is lower with townhouses.  
55

56 Mr. Benny Hutto, a resident of Magens Bay, questioned the access to the development. Mr.  
57 McDaniels pointed out that the easement would be privately owned, but open to the public. Mr.  
58 Hutto then continued, requesting a 25-foot vegetative buffer and a privacy fence between  
59 Magens Bay and the proposed development. Mr. Hutto also cited environmental concerns  
60 should the tree line be reduced. Mr. Rief stated that the UDO did not require fencing, rather, it  
61 must be added as a condition to the permit.  
62

63 Mr. McDaniels offered to run fence along property line and tie in with the existing Bridgeview  
64 Subdivision fence. Commissioner Nash questioned the necessity of a fence due to the existing  
65 thick vegetative buffer. He does not see the need for the developer to install a fence. The Board  
66 consensus was no fence should be required by the developer.  
67

68 Commissioner Reilly made a **Motion** to approve the Special Use Application for a 30-unit  
69 townhouse complex with the condition to be met of a 25-foot vegetative buffer at the property  
70 line between Magens Bay and the development. The Motion carried 5-0.  
71

72 A second Special Use Application hearing was presented. This application (SUP-2022-06) was a  
73 request to allow a duplex at 161 Sunset Drive.  
74

75 Mr. Rief opened the hearing, swore in Ms. Cathy Davis and Benny Davis, applicants, and Mr.  
76 Rief. Mr. Rief read into the record the application as well as went over the standards and process  
77 of a Special Use Permit Application Hearing.  
78

79 Mr. Rief presented a brief summary of the application, noting that the applicant combined 2 lots  
80 into one large lot. This home will be a two-story home with an appearance similar to the other  
81 homes in the neighborhood.

82 The first level will be parking, with space for 6 vehicles; there will also be a detached garage.  
83 Ms. Davis presented house plans and was available to answer any questions. The Board had no  
84 questions.

85  
86 The hearing was then closed.

87  
88 Commissioner Castellano made a **Motion** to approve the Special Use Application SUP-2022-06  
89 a request to allow a duplex at 161 Sunset Drive. The Motion carried 5-0.

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91 Deputy Nakamura presented his monthly report, highlighting Halloween safety.

92  
93 Mr. Rief had no report.

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95 Town Clerk Calhoun requested the December regular meeting be moved from December 20<sup>th</sup> to  
96 December 13<sup>th</sup> to accommodate the Toys for Tots collection. The Board agreed to this calendar  
97 change.


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99 Commissioner Nash thanked the CedarFest volunteers and set the 2023 CedarFest date to  
100 October 21<sup>st</sup>.

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102 Mayor Hatsell commended the volunteers, Town Staff and sponsors for making CedarFest a  
103 success.

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106 There being no further business to discuss, the meeting was adjourned. Commissioner Bray  
107 made a **Motion** to adjourn the meeting. The Motion carried 5-0.

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109 The meeting Adjourned at 8:06 PM.

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Scott Hatsell, Mayor

  
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Jayne Calhoun, Town Clerk