



Town of Cedar Point
Planning Board Meeting
November 13, 2018

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, November 13, 2018 at 6:30 PM. Chairman Heironimus determined a quorum to be present and called the meeting to order.

PRESENT: Chairman Heironimus, Members Perry, Dennis, Riggs, and Zimmerman, Town Administrator Seaberg, Town Clerk Calhoun and public

ABSENT: Vice Chairman Williams

The Minutes from the October 2, 2018 meeting were presented for consideration and approval. Member Perry made a **Motion** to accept the Minutes of October 2, 2018 with no changes. Member Riggs seconded. The Motion carried unanimously.

A Rezone Request (RZ-18-005) was next presented for Board review. The request is to rezone a parcel located at 246 Old Highway 58 from R-15M Single Family Residential District – Mobile Home, to B-1 General Business District. Mr. Seaberg presented a brief overview of the application. He also pointed out that in 2007/2008, the property was rezoned to B-1, but the owner asked that it be reverted to the R-15M designation.

There were two residents present who wished to provide public comment.

Mr. Anthony Wilson, 243 Old Highway 58, is against the rezone, stating that Old Highway 58 is a busy road due to the park.

The resident at 249 Old Highway 58 was concerned over property values decreasing with a commercial entity right across the street. He believes it should remain zoned residential.

Both residents stated that the old Walmart property should be developed first, then perhaps it would make more sense for the property at 246 Old Highway 58 to be developed commercially.

Mr. Seaberg stated that the owners have not indicated any plans for commercial development. Rather, the wish to sell the property and felt it would be better suited for sale if it was rezoned B-1.

Chairman Heironimus opened the floor to Board comments.

Member Riggs does not understand the inconsistency of zoning areas in the town.

Member Dennis asked if this property could even support a business, as it has a pond at the rear of the property. Mr. Seaberg pointed out that the minimum requirements of acreage are met with this parcel.

Member Bragg stated that rezoning this parcel makes him uneasy and if the Walmart property remains undeveloped, and the current property was rezoned as requested, it would be bad for residents.

Member Perry believes property owners should be able to do what they want with their property, provided it meets the zoning code requirements. However, a rezone request should not be granted solely based on the prospect of resale. She does not support this request.

Chairman Heironimus, although not a voting member, also expressed she would be opposed to this rezone request.

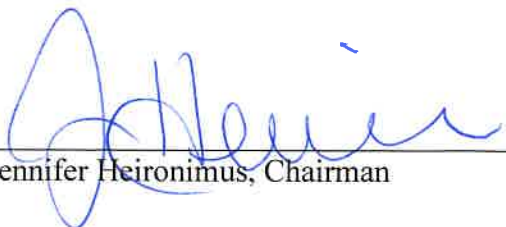
Member Bragg made a **Motion** to disapprove the Rezone Request (RZ-18-005). Member Perry seconded. Motion carried unanimously.

Mr. Seaberg reminded the Planning Board that even though they disapproved the request, it still must go before the Board of Commissioners through a Public Hearing. This public hearing will be scheduled for the January 22, 2019 meeting.

Chairman Heironimus opened the floor up to members for comments. Member Bragg wished to bring up the property at 201 VFW Road, and has issue with the amount of vehicle and boats added to the already cluttered yard. Mr. Seaberg indicated that laws must be followed concerning cleanup of the property, and the process is a slow one.

Member Riggs asked about debris pickup, and whether it had concluded within Town limits. Mr. Seaberg stated it was concluded on October 28, however, the County was still in the process of picking up debris outside of Town limits.

There being no further business to discuss, the meeting was adjourned. Member Perry made a **Motion** to adjourn the meeting. Member Zimmerman seconded. The meeting was adjourned at 7:03 PM.


Jennifer Heironimus, Chairman


Jayne Calhoun, Town Clerk