



Town of Cedar Point
Planning Board Meeting
December 3, 2019

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, December 3, 2019 at 6:30 PM. Chairman Heironimus determined a quorum to be present and opened the meeting.

PRESENT: Chairman Heironimus, Vice Chairman Williams, Members Garavaglia, Marello, Riggs, Zimmerman, Bragg, Reilly, Town Administrator Rief, and public

The Minutes from the November 12, 2019 meeting were presented for Board consideration and approval. Member Reilly made a **Motion** to approve the Minutes as presented. The Motion was seconded by Member Bragg. The Motion carried unanimously.

Mr. Rief discussed the reasoning behind the Board of Commissioners vote against the rezone request for PSF&W Investments, Inc., which was the proposed climate-controlled storage unit. Discussion amongst the members ensued.

Mr. Rief explained the differences and similarities between a traditional rezoning request and a conditional rezoning request.

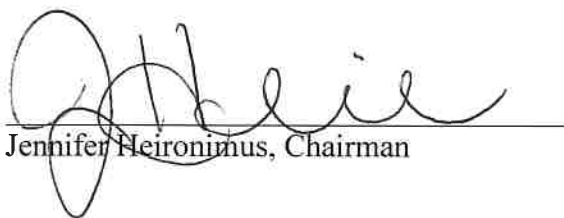
The Conditional Rezone Request is a request to rezone approximately .40 acres of property located at 102 Dolphin Bay Estates from R-15 Residential District to B-1 Conditional District. This property's septic capacity is for a one-bedroom home if the zoning remains residential. The location is more suitable for a professional office, in this case, an accounting office is proposed.

Mr. Rief presented a brief overview of the application.

Neighboring property owners voiced their concerns to the Board. These concerns included sewer failure, runoff, increased traffic and an unpermitted addition. Mr. Rief responded to each of the concerns and demonstrated that the additional had been permitted. David Ward, real estate agent for the applicant, spoke in favor of the request.

Vice Chairman Williams made a **Motion** to approve the Conditional Rezoning Application. Member Marelo seconded. Members Garavaglia and Zimmerman voted Nay. The Motion carried 5-2.

There being no further business to discuss, the meeting was adjourned. Member Riggs made a **Motion** to adjourn the meeting. Vice Chairman Williams seconded. The meeting adjourned at 8:50 PM



Jennifer Heironimus, Chairman



Jayne Calhoun, Town Clerk