



Town of Cedar Point
Planning Board Meeting
October 5, 2021

The Town of Cedar Point Planning Board held their regularly scheduled monthly meeting on Tuesday, October 5, 2021 at 6:30 PM. Chairman Josh Reilly determined a quorum to be present and opened the meeting.

PRESENT: Chairman Reilly, Vice Chairman Williams, Members Castellano, Pittner, Marelllo and Riggs, Town Manager Rief, Town Clerk Calhoun and public

The Minutes from the September 14, 2021 meeting were presented for Board consideration and approval. Member Castellano made a **Motion** to approve the September 14, 2021 Minutes. Member Marelllo seconded. The Motion carried **unanimously**.

Under New Business, Mr. Rief presented a rezone request (RZ-2021-03). The request is to rezone two parcels located at 421 and 425 Cedar Point Boulevard from B1 Business to B2 Marine Business. The applicant, Justin Cleve, Crystal Coast Marine Contracting, was present. Mr. Rief provided a brief presentation of the application. Mr. Cleve then spoke, illustrating his desire to have a central location for staging materials for docks, bulkheads and boat lifts. This parcel would not be a contractor yard, rather, materials for jobs already contracted would be stationed here to load on their barges. He also stated that he would be landscaping appropriately and providing a vegetative buffer between the adjacent properties on either side. A small area would be used to display some of the products they offer for construction. There is an need for the business to utilize this space due to HOA, CAMA and other constraints trying to access the water via the customer's property.

Since there is no language in the UDO speaking to this type of Marine business, a text amendment would be necessary. This would occur after the rezone is approved by the Board of Commissioners.

Board discussion included the new business being a positive for the Town, due to the dilapidated condition of the existing building (which the applicants stated they would tear down).

Vice Chairman Williams made a **Motion** to recommend the rezone request RZ-2021-03 be reviewed by the Board of Commissioners. The Motion was seconded by Member Riggs. Member Castellano voted Nay. The Motion carried 4-1.


The Board returned to their discussion concerning Multi Family Dwellings, primarily development incentives. Some of the standards included in these incentives were recreation activities such as a pool, basketball court, playing fields, community center, playground or fishing pond. Also, inter-connectivity was included in the discussion, with the use of sidewalks, greenways or walking paths. These changes would be incorporated and presented to the Board at their next meeting.

Mr. Rief read a recommendation from Commissioner Nash regarding the shielding of businesses. This shielding would include a vegetative or other buffer and would be targeting those businesses opening in an existing building or store front via a Change of Use permit. Commissioner Nash recommends that a Change of Use should trigger buffering requirements just as a new commercial building would. Mr. Rief advised the Board that this proposed text change would be presented to them at their next regular meeting.

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 8:03 PM.


Josh Reilly, Chairman


Jayne Calhoun, Town Clerk