



Town of Cedar Point
Planning Board Meeting
February 7, 2023

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, February 7, 2023 at 6:30 PM. Chairman Riggs determined a quorum to be present and opened the meeting.

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

ABSENT: Member Smith

The Minutes from the January 10, 2023 meeting were presented for Board consideration and approval. Member Castellano made a **Motion** to approve the January 10, 2023 Minutes. Member Pittner seconded. The Motion carried unanimously.

Under New Business a proposed Townhouse development was presented. The applicants, Mr. Jonathan McDaniels and Mr. Dan Reitz were present for any questions. Mr. Rief presented a brief overview of the plans, noting that the Board of Commissioners granted a Special Use Permit for the use in October 2022. There was also concern regarding the buffer, however, upon further research, the UDO specifies that a 35-foot is required when the project abuts residential property. The type of buffer is not specified in the UDO language. State permits will be applied for pending Town approval of the project.

Board discussion followed: Member Castellano suggested re-evaluating the allowance for parking in the driveways. Vice Chairman Williams was interested in the stormwater plans. Member Pittner wanted further information about the lighting proposed and the trash removal plan. Mr. McDaniels stated that the trash would most likely be individual rollout containers.

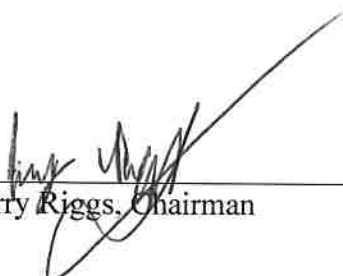
Mr. Rief stated that open space or recreational areas were not illustrated on the site plan. He advised the applicants to be prepared to discuss this matter with the Board of Commissioners.

Member Marello made a **Motion** to approve the site plan and preliminary plot plan contingent on meeting additional state requirements to include stormwater and utilities and include 68 parking spaces and open space consideration as specified in the Unified Development Ordinance. Vice Chairman Williams seconded. The Motion carried unanimously.


Additional text amendments were presented next for discussion and approval. The word *yard* was removed (e.g., buffer yard). Sign area within the CBOD (Central Business Overlay District) deleted. A Special Use Permit is required in the B-1 zoning designation for nursing homes. 50,000 square foot maximum allowed for the principal structure. Any subsequent buildings would have to comply with the requirements of the underlying zoning district. For restrooms, strike permanent/temporary in Open Air Markets. Temporary use excepted on government owned properties and Open Air Markets (already permitted). Street yard landscaping minimum depth of 8 feet. Fee in lieu of open space to be based on appraisal of property. Additional parking spaces should be allowed for the business' vehicles.

There was no public comment or Board member comment.

There being no further business, the meeting was adjourned. Vice Chairman Williams made a **Motion** to adjourn the meeting, Member Marello seconded. The meeting was adjourned at 8:04 PM.



Jerry Riggs, Chairman



Jayne Calhoun, Town Clerk