



Town of Cedar Point
Planning Board Meeting
April 4, 2023

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, April 4, 2023 at 6:30 PM. Chairman Riggs determined a quorum to be present and opened the meeting.

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

The Minutes from the March 7, 2023 meeting were presented for Board consideration and approval. Vice Chairman Williams made a **Motion** to approve the March 7, 2023 Minutes. Member Marelo seconded. The Motion carried unanimously.

A Commercial Site Plan from The Crosley Corporation was presented for consideration. This development is proposed at 246 Old Highway 58. The General Contractor, as well as the Senior Vice President, was present for questions. The building, a proposed two-story metal structure, would be bordered by a 35-foot buffer on the side bordering the residential lot (currently vacant), and a 15-foot street yard consisting of red maples every 25 feet. The UDO connectivity requirement is waived based on the location of the warehouse bay door and the parking requirement was also waived.

The Board members agreed that the appearance of the building, including the front entrance, should mirror the aesthetics of other buildings nearby and throughout the town. The proposed façade was split face to the front and halfway down the sidewall. On the rear wall, metal wall panel is proposed. Since there were no updated drawings available for Board consideration, it was requested that the developers return with those drawings to the May meeting.


Mr. Rief presented a Text Amendment for the next agenda item. This amendment concerned garages being considered as parking spaces. The amendment reads as follows, ...'a pathway of vehicular access to and from the garage to the street shall be considered a driveway...' Member Castellano made a **Motion** to add the proposed language to the UDO.

This language is consistent with the Town's Land Use Plan and beneficial to the public. Member Pittner seconded the Motion. The Motion carried unanimously.

There were no public comments or board comments.

There being no further business, the meeting was adjourned. Member Marello made a **Motion** to adjourn the meeting, Member Pittner seconded.

The meeting was adjourned at 7:47 PM.



Jerry Riggs, Chairman



Jaene Calhoun, Town Clerk