



Town of Cedar Point  
Planning Board Meeting  
June 7, 2016

The Town of Cedar Point Planning Board held their regularly scheduled monthly meeting on Tuesday, June 7, 2016 at 6:30 PM. Chairman John Zimmerman determined a quorum to be present, and opened the meeting.

PRESENT: Chairman Zimmerman, Members Velthoven, Lanier, Castellano, Perry, Town Administrator Seberg, Commissioner Castellano, Mayor Hatsell, Town Clerk Calhoun and public

ABSENT: Member Nash

The Minutes of the May 3, 2016 meeting were presented for Board approval. Member Perry made a **Motion** to approve the Minutes as presented. Member Lanier seconded. Motion carried unanimously.

Under New Business, a Text Change was presented for Board review and approval. TEXT-16-002 is a request to reduce the minimum dimensional limits for parking lots. A restaurant is proposed to be built at the site across the street from BB&T bank, Old Highway 58.

Member Velthoven made a **Motion** to approve the Text Change TEXT-16-002 as presented. Member Perry seconded. Motion carried unanimously.

Under Old Business, the matter of Text Change TEXT -16-001 was presented to the Board for final discussion and approval. Member Castellano asked if Town Attorney has returned any definitions of bona fide farms and associated structures, to which Mr. Seberg indicated no information had been received concerning those items.

Member Castellano also suggested amending the text change verbiage to read: ...”and may *not* include facilities for the sale of such products on the premises where produced,...” and insert the word *not* into the sentence ...”so as *not* to cause damage...”

There being no further discussion on this matter, Chairman Zimmerman asked for a motion to approve the Text Change and accept staff recommendations. Member Perry made a **Motion** to

accept staff recommendations and approve the Text Change TEXT-16-002. Member Velthoven seconded. Motion carried unanimously.

Chairman Zimmerman reminded the audience that the Board of Commissioners would hold a public hearing at the July 26, 2016 meeting for final approval of this Text Change.


Chairman Zimmerman opened the floor to Public Comment, beginning with Patrick Finn, who has vendor spaces at both open air markets. Mr. Finn inquired about installation of a carport in either location. Mr. Seaberg responded that with the approval by the Board of Commissioners of the Text Change, these type of accessory structures would be allowed. As the language reads currently, they are prohibited.

Ms. Mary Miller asked what the time frame was for the Special Events permit, which would be 30 days, per the new text change.

Others asked about the word 'rodeo' and its implications. Mr. Seaberg stated that the word rodeo implied many food trucks at one location, much more than the normal few that are regularly there.

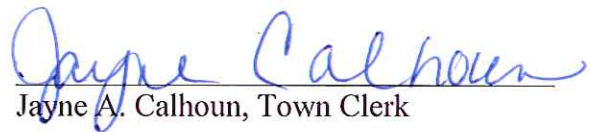
There being no further business to discuss, the meeting was adjourned. Member Perry made a **Motion** to adjourn the meeting. Member Velthoven seconded. The motion carried unanimously.

The meeting was adjourned at 7:02 PM.



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John Zimmerman, Chairman



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Jayne A. Calhoun, Town Clerk