



Town of Cedar Point
Planning Board Meeting
October 3, 2017

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, October 3, 2017 at 6:30 PM. Chairman Nash called the roll, and determined a quorum to be present.

PRESENT: Chairman Nash, Members Perry, Heironimus, White and Zimmerman, Town Administrator Seaberg, Town Clerk Calhoun and public

The Minutes from the September 12, 2017 meeting and the recessed meeting of September 14, 2017 were presented for Board consideration and approval. Member Perry made a **Motion** to approve both sets of Minutes as presented. Member Heironimus seconded. Motion carried unanimously.

A rezone application was the first item under New Business to be discussed. Chairman Nash gave a brief overview of the process and the Planning Board's role in this application. The applicant is Plantation Venture, LLC (RZ-17-003), who has requested a rezone from RA Residential Agricultural to B3 Business District. The property in question is a 540' by 675' piece adjacent to Masonic Drive and Highway 24. Mr. Seaberg presented an overview of the application packet. Town staff found no conflicts with the information within the application packet. The applicant, Mr. Russell Rhodes, was present for any questions the Board may have.

The Town Attorney has advised Town staff to adopt the consistency statement and the request for rezone simultaneously, vice two separate Motions.

Member Heironimus made a **Motion** to approve the rezone request (RZ-17-003) as well as the accompanying Consistency Statement, and recommended both be forwarded to the Board of Commissioners for Public Hearing and consideration. Member White seconded. Motion carried unanimously.

The second item found under New Business was amendments to the Zoning Ordinance. These amendments consist of adding unlisted uses to encompass the miscellaneous uses that could

come up in zoning, the second concerns the Board of Adjustment and the appeals process as well as protest petitions and citizen comment.

Member Perry made a **Motion** to accept the proposed changes to the Zoning Ordinance. Member Heironimus seconded. Motion carried unanimously.

Under Old Business, the MXOD was once again presented to the Planning Board for consideration, before going back to the Board of Commissioners to approve under a Public Hearing.

The 'O' has been struck, now referring to the zoning district as 'MXD.'

Mr. Seaberg went over the most recent edits, provided to the Board in redline fashion for easier reading. Member Zimmerman questioned the distance required on businesses on a State Highway. Mr. Seaberg indicated that it is currently 50' within the MXD. Member Zimmerman made a **Motion** to reduce the minimum distance from 50' to 25'. Member Perry seconded. Motion carried unanimously.

Chairman Nash asked for Board comments concerning this most recent version of the MXD, beginning with Member Zimmerman: was good with edits and the document as a whole; still uncomfortable with the Conditional Uses.

Member White: drove around the Town and viewed the areas that would be considered MXD; feels the Town is beautiful and an ideal place for future growth and businesses.

Member Heironimus sees this as an opportunity for the whole town.

Member Perry sees a community type atmosphere with this new zone, with people out and mingling and enjoying the businesses and restaurants the Town has to offer.

Member Perry made a **Motion** to accept the changes to the MXD as well as the changes made this evening. Member Zimmerman seconded. Motion carried unanimously.

Chairman Nash then opened the floor to Comments; Mr. Seaberg approached the Board regarding the Board of Adjustment. The members currently consist of the Board of Commissioners and the Town is looking to change this concept. The Planning Board will also be expanded from 5 to 7 members, and Mr. Seaberg asked for those interested to submit an application.

Member Zimmerman was pleased to hear of a new member orientation, which should include the Town's financial condition and sources of income. The Town does not need commercial development and should not bend to developers. He is not opposed to commercial development on Highway 24, which is zoned correctly and does not ask for waivers such as height; commercial development can bring more cost than benefit. He feels Town of Cedar Point is paradise, please don't pave it and put up a parking lot.

The new members should also be given the provisions of the Comprehensive Plan, and explained what does maintain a balance mean, what is the current balance and why is this important. Also point out the Town's vision, which is a peaceful family oriented community.

Chairman Nash indicated the UDO would not be presented for Board consideration until after the first of the year. Based on the extensive work involved with the MXD Zoning District, it was seen as prudent to give everyone a bit of a break. Chairman Nash also would like to look closer at Home Services Camp District.

There being no further business to discuss, the meeting was adjourned.

Member Zimmerman made a **Motion** to adjourn the meeting. Member White seconded.

The meeting adjourned at 7:24 PM.



John Nash, Chairman



Jayne Calhoun, Town Clerk