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4 Town of Cedar Point Board of Commissioners
5 Agenda Work Session
6 December 9, 2021
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8 The Town of Cedar Point Board of Commissioners held an Agenda Work Session on Thursday,
9 December 9, 2021 at 6:30 PM.
10

11 PRESENT: Mayor Hatsell, Commissioners Reilly, Bray, Nash, and Winberry, Town Manager
12 Rief, Town Clerk Calhoun and public
13

14 ABSENT: Commissioner Castellano. Commissioner Nash made a **Motion** to excuse
15 Commissioner Castellano from the meeting. The Motion carried 4-0.
16

17 Mayor Hatsell determined a quorum to be present and opened the meeting.
18

19 The first item of business was a Public Hearing to hear and discuss comments concerning
20 amendments to the Unified Development Ordinance (UDO) regarding Marine Contractor Access
21 Sites, Commercial Displays and Site Plan Requirements. Commissioner Bray made a **Motion** to
22 open the Public Hearing. The Motion carried 4-0.
23

24 Mr. Rief presented a brief overview of the proposed amendments, noting that the Planning Board
25 reviewed these amendments at their December 7, 2021 meeting. Commercial displays will only
26 be allowed when a primary structure is present; this item was moved to the Table of Permitted
27 Uses. Commercial Street Yard Displays will be allowed in the front yard and will be treated as a
28 Special Use Permit matter. The Marine Contractor Water Access Site will enable contractors
29 water access for their business.
30

31 There was no public comment.
32

33 Commissioner Reilly made a **Motion** to close the Public Hearing. The Motion carried 4-0.
34

35 This matter will be put to a vote at the regular meeting.

36 The next Agenda Item was also a Public Hearing concerning Annexation Petitions for 105 Water
37 Front Drive, 111 and 139 Circle Drive, and 117 Bay Landing. Town Manager Rief presented a
38 brief overview of the petitions.
39

40 There was no public comment or response to the letters sent to adjacent property owners.
41

42 Commissioner Nash made a **Motion** to close the Public Hearing. The Motion carried 4-0.
43

44 This matter will be voted on at the Tuesday, December 14, 2021 meeting.
45

46 A Commercial Site Plan Review for Carteret Heart and Vascular, 1069 Cedar Point Boulevard,
47 was present next for Board consideration. Town Manager Rief gave a brief overview of plan.
48 The Planning Board recommended bringing curbing to existing curb in parking lot to the rear
49 area of the property. There will not be a dumpster, rather, they will be using roll out carts. The
50 Board expressed concern over trash carts on Cedar Point Boulevard. Town Manager Rief will
51 confirm with the applicant whether they will be using a dumpster.
52

53 Several Planning Board applications have been submitted. The Board is looking for a
54 representative that does not live in a subdivision, rather, lives out in Town. Mr. Brad Smith, who
55 lives on Bud's Lane, is a candidate that fills this requirement. Commissioner Nash made a
56 **Motion** to appoint Brad Smith as a Planning Board member. The Motion carried 4-0.
57

58 Mr. Rief presented his Manager's Report, beginning with the street damage caused by the GFL
59 trash truck leaking hydraulic fluid. An adjuster has been assigned by GFL's insurance carrier
60 and will be conducting a site visit to assess the damages.
61


62 Final plats for Bridgeview and Flippers Cove will be presented to the Planning Board at their
63 January 4, 2022 meeting.
64


65 Public Works has completed the Christmas banners.
66

67 The Davis' (unpermitted shed on Sunset Drive) have combined lots which will allow plenty of
68 room for shed, house and septic system.
69

70 There being no further business to discuss, the meeting was adjourned. Commissioner Winberry
71 made a **Motion** to adjourn the meeting. The Motion carried 4-0.
72

73 The meeting adjourned at 7:39 PM.
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Scott Hatsehl, Mayor


Jayne Calhoun, Town Clerk