

Village of Peninsula

AGENDA

PLANNING COMMISSION MEETING

April 28, 2025 7:00 p.m.
Boston Township Hall
1775 Main Street
Peninsula, Ohio 44264

CALL TO ORDER; ROLL CALL

CONSIDERATION OF MINUTES:
March 24, 2025 Joint Planning Commission and Council Meeting

CITIZENS PARTICIPATION:

MAYOR'S REPORT:

COUNCIL LIAISON REPORT:

OLD BUSINESS: None.

NEW BUSINESS:
Discussion of Changes to Zoning Map
- West Side of N. Locust Street
- Main Street
- Other Areas of the Village

Discussion of Potential Zoning Code Amendments

ADJOURNMENT

RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA JOINT COUNCIL & PLANNING COMMISSION MEETING

Held: Monday, March 24, 2025

CALL TO ORDER: Chairperson Walters called the meeting to order at 7:00 p.m.

ROLL CALL:

Chairperson Karen Walters	Present	Kevin Royer	Present
Greg Canda	Present	Doug Steidl	Present
Mayor Daniel Schneider, Jr.	Present	George Haramis	Present
Richard Slocum	Present	John Najeway	Present
Daniel Schneider	Present	Eliud Rosales	Absent

OTHERS PRESENT: Village Planner Rita McMahon; Solicitor Brad Bryan; OHM Consultants Arthur Schmidt and Tony Burgoyne

CONSIDERATION OF MINUTES:
January 27, 2025 Planning Commission Meeting

Mr. Canda made a motion that was seconded by Mayor Schneider to approve the January 27, 2025 Planning Commission Meeting Minutes. Roll Call: Mr. Canda, yes; Mr. Steidl, abstain; Mayor Scheider, yes; Mr. Royer, abstain; Ms. Walters, yes.

CITIZENS PARTICIPATION (Regarding Draft of Area Master Plan Only): None

PRESENTATION FROM OHM ON DRAFT OF AREA MASTER PLAN:

Mr. Burgoyne introduced himself and his colleague Arthur Schmidt. He thanked Council and the Planning Commission for inviting OHM Advisors to present the Plan. He explained the purpose of the presentation was to provide a general overview of the current draft of the Area Master Plan. The comprehensive document reflects the input received from the community, Steering Committee, and other stakeholders, including the National Park and MetroParks, the Summit County Executive's Office, and the Department of Sanitary Sewer Services.

Mr. Schmidt provided an overview of the Area Master Plan key content areas. He first summarized the topic of each chapter. Chapter One introduces the Project and outlines the planning process and how to use the document. Chapter Two focuses on the current status of the Village. Chapter Three details the community engagement process, including input from the Steering Committee, stakeholders, and the public from the meetings, surveys, open houses, and tours. Chapter Four assesses potential land use and development in the areas available for development. Chapter Five identifies priority projects, explains their alignment with the 2019 Long-Range Plan Update, and offers recommendations, next steps, estimated costs, and potential funding sources. Chapter Six consolidates the funding and implementation information. The appendix contains supporting data and documentation.

Mr. Schmidt explained the Area Master Plan is currently a draft. Council Members, Planning Commission Members, and Members of the Community are requested to review it and provide any recommended revisions. He stated that the Plan builds upon the goals contained in the 2029 Long-Range Plan Update related to population, historic character, economic development, tourism, transportation, and public services. These goals are connected to newly identified priority projects, which are organized into three main categories: improvements to

downtown land use, enhancements to downtown streetscapes, and upgrades to mobility and wayfinding within the area.

He described how the planning process involved significant community engagement, including feedback from the public, local stakeholders, and the Steering Committee. The team also conducted a detailed land use analysis and discovered that over 60 percent of the land in the Village is zoned for conservation, with only about 25 acres available for potential redevelopment or new development. This analysis helped guide realistic expectations and emphasized important themes such as environmental stewardship, the preservation of local character, and improving connections to parks, trails, and the rail system.

Mr. Schmidt highlighted the information gained from community surveys and meetings, which included input from residents, visitors, and business owners. The important takeaways from those public engagement efforts were the importance of maintaining the Village's historic character, promoting thoughtful development, and continuing to align future improvements with the goals set forth in the Long-Range Plan.

Mr. Burgoyne and Mr. Schmidt emphasized the need to preserve Peninsula's natural assets and Village character while improving public access and mobility. They shared that community feedback consistently expressed a vision for the next ten years focused on inclusive, vibrant development that supports local businesses, provides housing, and enhances infrastructure, all while balancing the impact of tourism with the needs of residents. Mr. Schmidt stressed the importance of aligning all development efforts with the six goals in the Long-Range Plan Update and considering traffic, parking, and visitor impact, particularly as Peninsula continues to function as a destination with significant visitor and through traffic and limited infrastructure.

Mr. Burgoyne shifted the focus to economic considerations, explaining the Village's financial health is currently sustained by three major revenue sources: municipal income taxes, charges for services, and an increase in fines and permits tied to traffic enforcement measures introduced in 2024. He noted that property taxes consist of approximately one percent of the General Fund revenues. While the Village has experienced a growth in revenues and fund balances in recent years, that growth is largely due to the Village not having to invest as heavily in infrastructure compared to other communities. Mr. Burgoyne cautioned that without the traffic camera and parking revenue, the Village would be operating at a deficit. He stressed the need to attract the right type of development that brings jobs and income, without overwhelming existing infrastructure.

Mr. Schmidt and Mr. Burgoyne outlined the Plan's evaluation of four strategic sites totaling about 6.8 acres that are available for potential development. OHM worked with developers to create realistic development concepts based on zoning, community input, and economic modeling, analyzing how different types of development such as residential, commercial, or mixed-use could affect population, employment, and tax revenue. The goal is to balance potential growth with preserving the Village's character and historic architecture, particularly at high-visibility downtown sites.

The team emphasized that the sites are privately owned, and any infrastructure improvements would need to be instituted by property owners and developers, not the Village. They also discussed how zoning is a tool the Village can use to influence development,

suggesting Council and the Planning Commission might consider adjustments such as reduced parking requirements or increased residential density to better accommodate thoughtful growth.

In parallel, the team proposed public infrastructure improvements that align with the Long-Range Plan goals, including enhancements to Main Street for better traffic flow and pedestrian safety, expanded trail connections from the towpath, and wayfinding signage. A key project could include revitalizing the West Mill Street area into a community gathering space that could serve both residents and visitors, especially those using the Scenic Railroad. These initiatives aim to safely connect neighborhoods to downtown, reduce downtown parking dependence, and extend the Village's walkability and charm, while planning for sustainable future development. The overall vision is rooted in current realities and seeks to guide infrastructure and zoning strategies for the next century, with private development costs kept separate from Village responsibilities unless otherwise pursued.

Mr. Schmidt explained that each project opportunity indicated in the Area Master Plan includes clear recommendations, estimated costs, and associated funding opportunities, all designed to ensure the plan is actionable. Chapter Six provides a summary of those elements, while Chapter Five breaks down each project in more detail, outlining specific next steps and potential funding sources based on project type. The Plan is intended to be a practical tool for Council and the Planning Commission to guide capital planning and project prioritization.

The OHM representatives emphasized that the draft of the Plan can be accessed from the Village website, and they would like everyone to provide any comments on the Plan by April 4 so that it can be finalized.

DISCUSSION AND QUESTIONS FROM COUNCILMEMBERS, PLANNING COMMISSION MEMBERS, AND VILLAGE OFFICIALS REGARING DRAFT OF THE PLAN:

Mr. Haramis raised concerns about the Village's inability to qualify for certain state or federal funding due to its high median household income, despite its small population and limited financial base. Mr. Burgoyne confirmed that while high income and low poverty rates disqualify the Village from many funding programs, the Plan can be leveraged for joint funding applications, especially when partnering with entities like Summit County and the Ohio Department of Transportation. He emphasized the strategy of combining projects, such as street improvements and the County sewer project, would create a more competitive and fundable package.

Mr. Steidl suggested incorporating more public use along the riverfront, like a riverscape or new park. Mr. Burgoyne and Mr. Schmidt replied that development along the riverfront is complicated by space limitations due to the Scenic Railroad's own improvement needs and CVNP land ownership. That is why OHM focused on the area near West Mill Street where the Village has more control over what occurs as a potential site for public space.

Mr. Canda and Mr. Najeway raised the issue of zoning limitations and the plan's heavy focus on Foundation-owned properties. Mr. Burgoyne acknowledged challenges tied to zoning and on-site parking requirements and suggested reviewing residential parcel sizes and parking standards to encourage development. He also confirmed the plan avoids discussing potential development on federal land and sticks to Village or privately-owned local properties. He agreed

federal activity in the park system or by the Conservancy could eventually influence Village planning.

Kim Dewester expressed concern that new policies from the Federal Government and Department of the Interior could impact Peninsula, especially due to the Park's large footprint and lack of revenue generation. Mr. Burgoyne and others agreed that while uncertain, these federal factors must be monitored closely, especially given the infrastructure strain caused by millions of annual Park visitors on a Village of just over 500 residents.

Mr. Schmidt highlighted that the Conservancy and other organizations play a protective role in land use and that federal ownership of over 60% of Village land should warrant outside financial support for infrastructure improvements. The conversation wrapped with concerns from Mr. Canda about the threat of State legislation potentially removing regulations on short-term rentals, which could drastically reduce the Village's income tax base. Mr. Burgoyne acknowledged this risk and reiterated the need for proactive planning and diversified revenue strategies.

ADJOURNMENT: Ms. Walters made a motion to adjourn that was seconded by Mayor Schneider. Roll Call: Ms. Walters, yes; Mr. Canda, yes; Mayor Schneider, yes; Mr. Royer, yes; Mr. Steidl-yes; Councilperson Schneider, yes; Mr. Najeway, yes; Mr. Haramis, yes; Mr. Slocum, yes. The meeting was adjourned at 8:21 p.m.

Respectfully submitted:

Karen Walters, Chairperson Date

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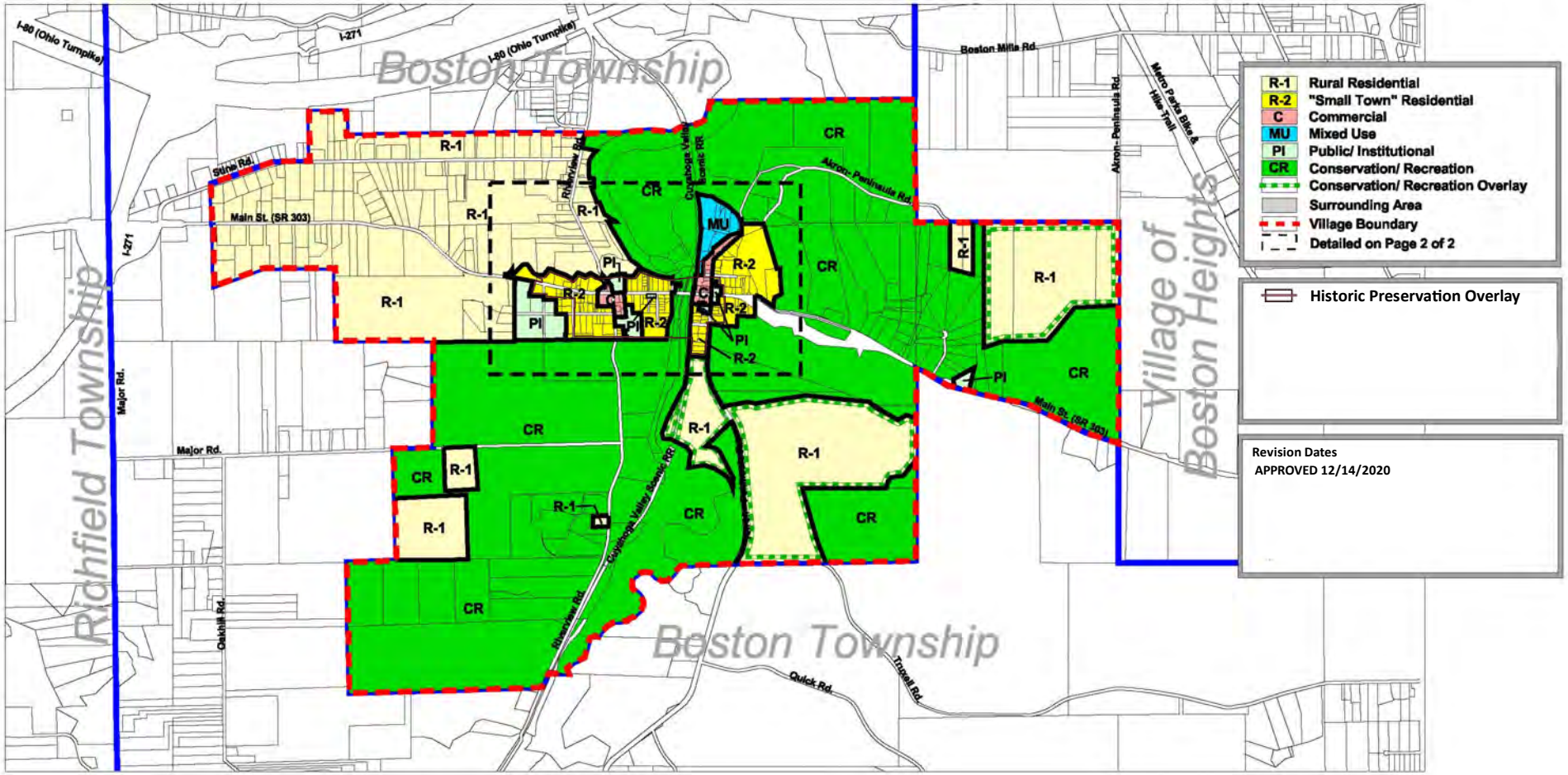
Village of Peninsula, Ohio



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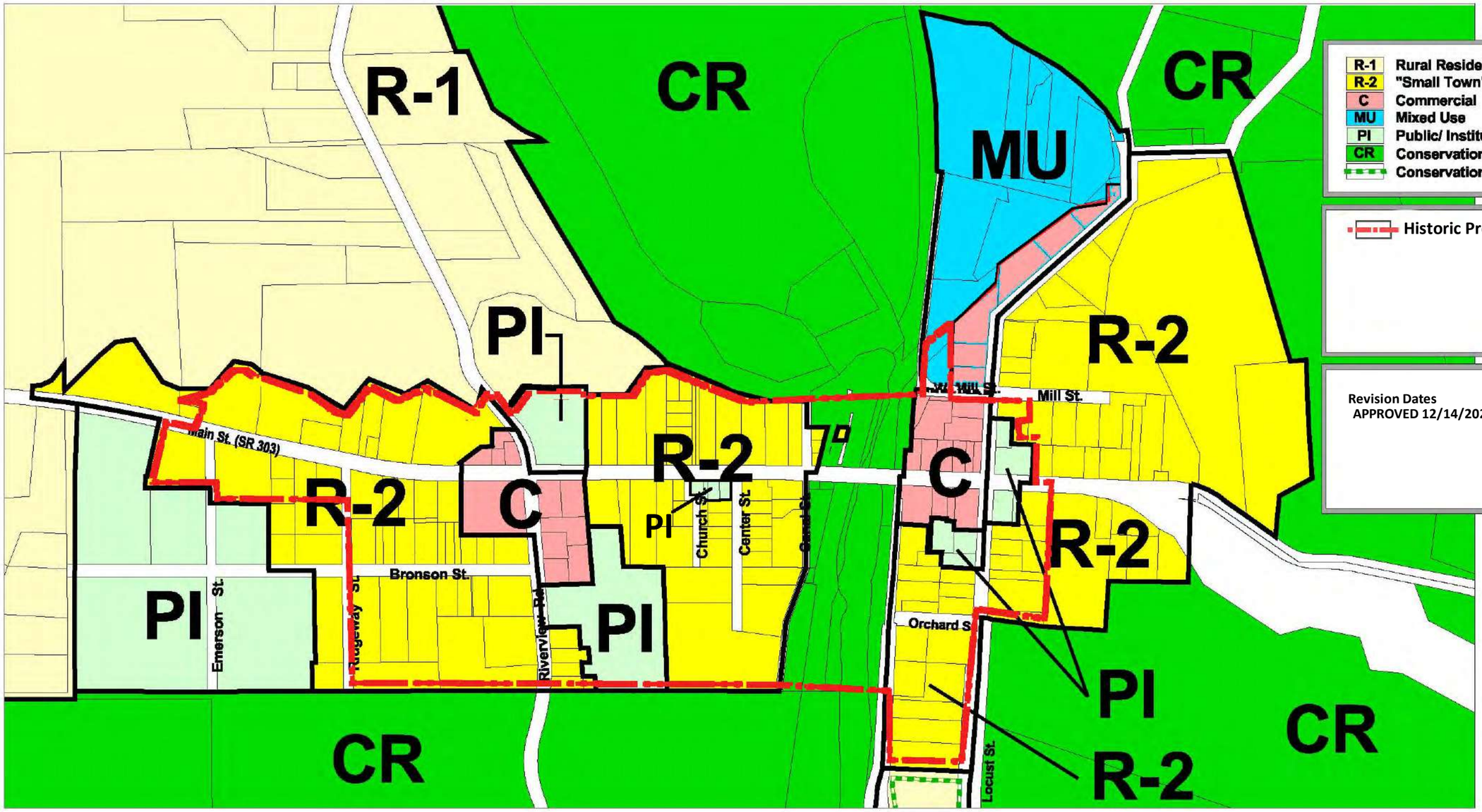
REV 7/2020

Village of Peninsula, Ohio



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