

Village of Peninsula

AGENDA

PLANNING COMMISSION MEETING

Tuesday May 27, 2025 7:00 p.m.
Boston Township Hall
1775 Main Street
Peninsula, Ohio 44264

CALL TO ORDER; ROLL CALL

CONSIDERATION OF MINUTES:
April 28, 2025 Joint Planning Commission and Council Meeting

CITIZENS PARTICIPATION:

MAYOR'S REPORT:

COUNCIL LIAISON REPORT:

NEW BUSINESS:
Review of Area Master Plan/Downtown Plan

Ordinance No. 09-2025
An Ordinance Establishing Section 1351.23 of the Village Property Maintenance Code Pertaining to Exterior Lighting on Residential Properties

OLD 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
- Parking Requirements
- Dark Skies Ordinance
- Building Size Limits on Lots Adjacent to Residential Properties

ADJOURNMENT

RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION

Held: Monday, April 28, 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
Council Rep. Doug Steidl	Absent
Mayor Daniel Schneider, Jr.	Absent

OTHERS PRESENT: Planner Rita McMahon and Solicitor Brad Bryan

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

Mr. Canda made a motion that was seconded by Mr. Royer to approve the March 24, 2025 Meeting Minutes with an amendment to correct the phrase '2029 Long Range Plan' to '2019 Long Range Plan'. Roll call vote: Ms. Walters, yes; Mr. Royer, yes; Mr. Canda, yes. The Minutes were approved as amended.

CITIZENS PARTICIPATION:

Mo Riggins raised concerns about alcohol being sold and consumed publicly at the Bronson House during the Ramp Up Peninsula event. She asked whether the Village had or should consider an entertainment district like Richfield's DORA and asked about the difference between what uses were allowed in residential and commercial zoning districts. She stated this activity occurred in a residential area and questioned how any proposed zoning changes might affect neighborhoods. Ms. Walters explained that a DORA (Designated Outdoor Refreshment Area) is a state-licensed district with defined boundaries. Peninsula does not have and has not applied for a DORA. Planning Commission members explained that alcohol sales require proper permits and open containers of alcohol cannot be taken off private property. If there were violations, the Police Department should have been called at the time to deal with them.

Ms. McMahon explained that R2 residential zoning is primarily for single-family homes, while commercial zoning allows a broad range of uses like retail and restaurants. If a property is rezoned from residential to commercial, existing homes can remain as they are, and the code requires buffering and screening to protect adjacent residential properties. Most commercial uses, such as restaurants, are permitted by right, meaning nearby residents do not have input on whether they are allowed, unless the use is classified as conditional. In that event, a public hearing and Planning Commission approval are required for such uses. Ms. Riggins expressed concern about residents not being aware of potential changes, particularly involving alcohol-serving businesses, and stressed the need for neighborhood input. Mr. Canda confirmed that zoning changes go through multiple levels of public review, including Planning Commission and Council votes, and encouraged residents to stay involved in meetings to voice their concerns. Mr. Bryan stated no zoning district changes are moving forward at this time, they are just on the agenda for discussion.

Daniel D'Angelo encouraged people to show up for meetings so that they can weigh in on these issues.

Richard Slocum expressed concern that the projects tied to the OHM planning contract, funded at $77,000 and to be submitted for Ohio Public Works Commission grant consideration,

have not been reviewed by the Planning Commission. He emphasized the need for the Planning Commission to review these projects and integrate the Downtown Master Plan into the Village's Long Range Plan to maintain continuity and coherence. Multiple speakers, including Mr. Bryan and Ms. Walters, noted the tight grant application timeline and requirements that drove the quick Council approval for that work. Several members, including Mr. Slocum, Ms. Frank-Hensley, and Mr. Canda, suggested forming a committee to revisit zoning issues that were under addressed in the Area Master Plan, particularly concerning parking minimums, building size next to residences, and mismatches between current zoning and community character.

There was general agreement that permitting oversized buildings or lacking appropriate design controls require attention. Additional Planning Commission work sessions or subcommittees to address these issues were suggested. Amy Frank-Hensley stated she supported rezoning part of North Locust to a residential zone and raised concerns about unclear requirements in the Historic Overlay District, such as changes in building colors that may not be properly regulated or communicated. There is a need for better resident education about zoning and code expectations and for clear, collaborative processes between the Planning Commission, Council, and the public, to ensure that projects reflect the Village's long-term goals and character, was emphasized.

MAYOR'S REPORT:

In the Mayor's absence, Mr. Bryan reported the final draft of the Area Master Plan would be uploaded on the Village website the following day. He stated the Plan would be on the agenda for the next Planning Commission Meeting for the Commission's review and potential approval. Mr. Canda asked whether the plan should be reviewed in full or in sections, suggesting a piecemeal approach might be more appropriate due to the broad range of the document.

It was noted that all the projects to be referenced in the grant application are not binding. Mr. Bryan confirmed the process allows flexibility to tweak aspects of the projects after any grant money is awarded, with time for adjustments before any projects commenced.

Mr. Bryan informed the Commission about Ohio House Bill 83, which would require ODOT to pay for state highway maintenance costs within Ohio Villages. The State has been shifting those costs back to Villages over the last couple of years. The Village has had to make special appeals to ODOT over the past two years to avoid these unrealistic cost burdens. The Village submitted a letter of support for the Bill, and Senator Roemer's office responded positively, appreciating the communication from the Village. A discussion followed about jurisdiction over state infrastructure within the Village, especially related to the St. Rt. 303 Bridge and drainage and railings. Mr. Royer expressed concern about safety issues with the bridge railing.

COUNCIL LIAISON REPORT:

Richard Slocum reported on the most recent Council meeting, highlighting a discussion about a dispute involving residential lighting shining into a neighboring home. That conflict prompted a residential lighting ordinance that is pending before Council. Mr. Slocum raised the issue as to whether the Planning Commission should review zoning or building code regulations related to lighting. Mr. Bryan clarified that the topic could be discussed further during the meeting. Mr. Slocum also recommended that the Planning Commission consider adopting elements of the "dark sky initiative" when evaluating lighting standards, citing issues with overly bright lighting, such as a disruptive light in the downtown area near the bike path.

Held: Monday, April 28, 2025

OLD BUSINESS: None.

NEW BUSINESS:

Discussion of Changes to Zoning Map (West Side of N. Locust Street, Main Street, and Other Areas of the Village) and Discussion of Potential Zoning Code Amendments

Ms. Walters opened the discussion by highlighting that while the west side of N. Locust is currently zoned commercial, most properties are residential in use. Mr. Canda questioned the benefit of maintaining the commercial zoning, expressing concerns about the potential impacts on current residents and adjacent property owners. He noted that, while commercial zoning may offer flexibility, it could conflict with the existing residential character.

Ms. Walters clarified that the corner lot at North Locust and Mill Street is used commercially, but the remaining properties further north are entirely residential. Mr. Canda raised the issue of how rezoning from commercial to residential might affect future development. Ms. McMahon explained that under a residential designation certain home-based occupations would still be permitted, provided they do not increase traffic, involve customers coming to the home, or operate as full-scale businesses.

The Commission agreed on the importance of notifying property owners before making zoning changes. Mr. Canda proposed sending formal letters to homeowners, outlining the potential changes and requesting feedback. Ms. McMahon advised, although the Planning Commission is not legally required to issue such notices, doing so could foster transparency and goodwill. She also referenced a list of review criteria embedded in the zoning ordinance, encouraging the commission to consider whether any proposed amendments align with the Long-Range Plan, correct inequities, avoid exclusionary zoning, and are consistent with surrounding land use patterns.

The Commission reviewed different parcels, including those at the intersection of Mill Street and North Locust Street, as well as various properties along Main Street. Mr. Royer and Mr. Slocum discussed the mixed-use history of some lots and the possibility that not all property owners would support a change to residential zoning. Ms. Walters emphasized the need to preserve the residential character of these neighborhoods and warned against encouraging additional commercial development, especially on Main Street. Mr. Bryan supported this caution, noting that the area already includes grandfathered commercial uses and that expanding them could lead to unintended consequences, such as a reduced residential presence.

The discussion turned to the Conservation and Recreation Overlay District, particularly the former golf course property now owned by the National Park. Ms. McMahon suggested the Conservation Recreation Overlay offers greater municipal oversight while still allowing for some recreational development. Development in those areas requires special permits and public review. Mr. Bryan and Mr. Slocum explained this zoning tool provides flexibility while protecting open space and controlling development near the river and within park-adjacent areas.

Ms. Walters recommended that the Commission prioritize the N. Locust Street area for further study. Rather than issuing letters immediately, she proposed that the Commission members walk the area before the next meeting to better understand the context and assess whether a zoning change is warranted. Mr. Canda agreed, suggesting that formal notifications and recommendations be postponed until after a thorough review. The idea of forming a subcommittee to handle broader zoning and architectural concerns was also introduced by Mr.

D'Angelo, who highlighted specific design issues such as garage orientation and proportionality in new residential construction.

The Commission also discussed whether the Village-owned lot at the end of Akron-Peninsula Road would be needed for construction vehicle parking and equipment staging when the sewer plant is being built. It was acknowledged that additional work on the lot is necessary if it is to be converted to an official Village parking lot. Mr. Bryan confirmed that the Village would typically create a design plan for such improvements, subject to Mayoral supervision and Planning Commission review. Mr. Royer emphasized that any long-term use of the area should be thoughtfully managed to avoid disrupting local businesses and residents.

Steve Craig asked whether the Steering Committee is now disbanded due to the completion of the final draft of the Area Master Plan. Mr. Bryan confirmed the Steering Committee's work has been completed. Daniel D'Angelo and others expressed that, while the Committee may have concluded its work, the Planning Commission retains the authority to revise the Plan and weigh in on the implementation of recommendations contained in the Plan. The meeting concluded with agreement that the N. Locust Street zoning issue would be further discussed at the next meeting along with time allotted for reviewing the Area Master Plan and parking issues.

ADJOURNMENT:

Mr. Royer made a motion to adjourn the meeting that was seconded by Ms. Walters. Roll call vote: Ms. Walters, yes; Mr. Royer, yes; Mr. Canda, yes. The meeting was adjourned at 9:14 p.m.

Respectfully submitted:

Karen Walters, Chairperson Date

_____ _____

VILLAGE OF PENINSULA, OHIO
ORDINANCE NO.: 09-2025
INTRODUCED BY: _____
DATE PASSED: _____

AN ORDINANCE ESTABLISHING SECTION 1351.23 OF THE VILLAGE PROPERTY MAINTENANCE CODE PERTAINING TO EXTERIOR LIGHTING ON RESIDENTIAL PROPERTIES

WHEREAS, the Village Property Maintenance Code does not presently regulate exterior lighting on one, two, and three-family residential properties; and

WHEREAS, in order to protect the health, safety, and welfare of persons on and near Village residential properties, Council desires to establish Section 1351.23 of the Village Property Maintenance Code to provide exterior lighting regulations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Peninsula, Summit County, Ohio, to wit:

SECTION 1. Council hereby establishes Section 1351.23 of the Village Property Maintenance Code pertaining to exterior lighting on one, two, and three-family residential properties, as set forth in the attachment hereto that is incorporated herein by reference.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public and/or in compliance with all legal requirements.

SECTION 3. This Ordinance shall be effective as of the earliest date permitted by law.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2025.

Passed:

_____
Daniel Schneider, Jr., Mayor

Attest:

_____
Katie Iaconis, Fiscal Officer

Approved as to Legal Form.

_____
Bradric T. Bryan, Solicitor

I, Katie Iaconis, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, do hereby certify that the foregoing Ordinance was duly passed by the Council of the Village of Peninsula, at a meeting held on the _____ day of _____, 2025.

_____
Katie Iaconis, Fiscal Officer

Posting Certificate

I, Katie Iaconis, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, hereby certify that there is no newspaper published in the Municipality, and publication of the foregoing Ordinance was made by posting true and accurate copies thereof at five of the most public places in the Village as previously determined by Council, each for a period of at least fifteen days, commencing on the _____ day of _____, 2025, as follows:

1. Terry Lumber & Supply;
2. Valley Fire District;
3. Peninsula Library & Historical Society;
4. Peninsula Village Hall Lobby; and
5. Peninsula Post Office.

_____
Katie Iaconis, Fiscal Officer

1351.23 EXTERIOR LIGHTING ON ONE, TWO, OR THREE-FAMILY RESIDENTIAL PROPERTIES.

(a) Definitions. As used in this chapter:

(1) “Exterior light” shall be defined as an outdoor light mounted anywhere on the outside of any structure on a residential property or located or mounted anywhere else outdoors on a residential property.

(2) “Light trespass” shall be defined as a beam of light from an exterior light that is directed or travels onto the property of another.

(3) “Poorly directed light” shall be defined as a light that has its main beam or focus of light directed onto or towards the property of another.

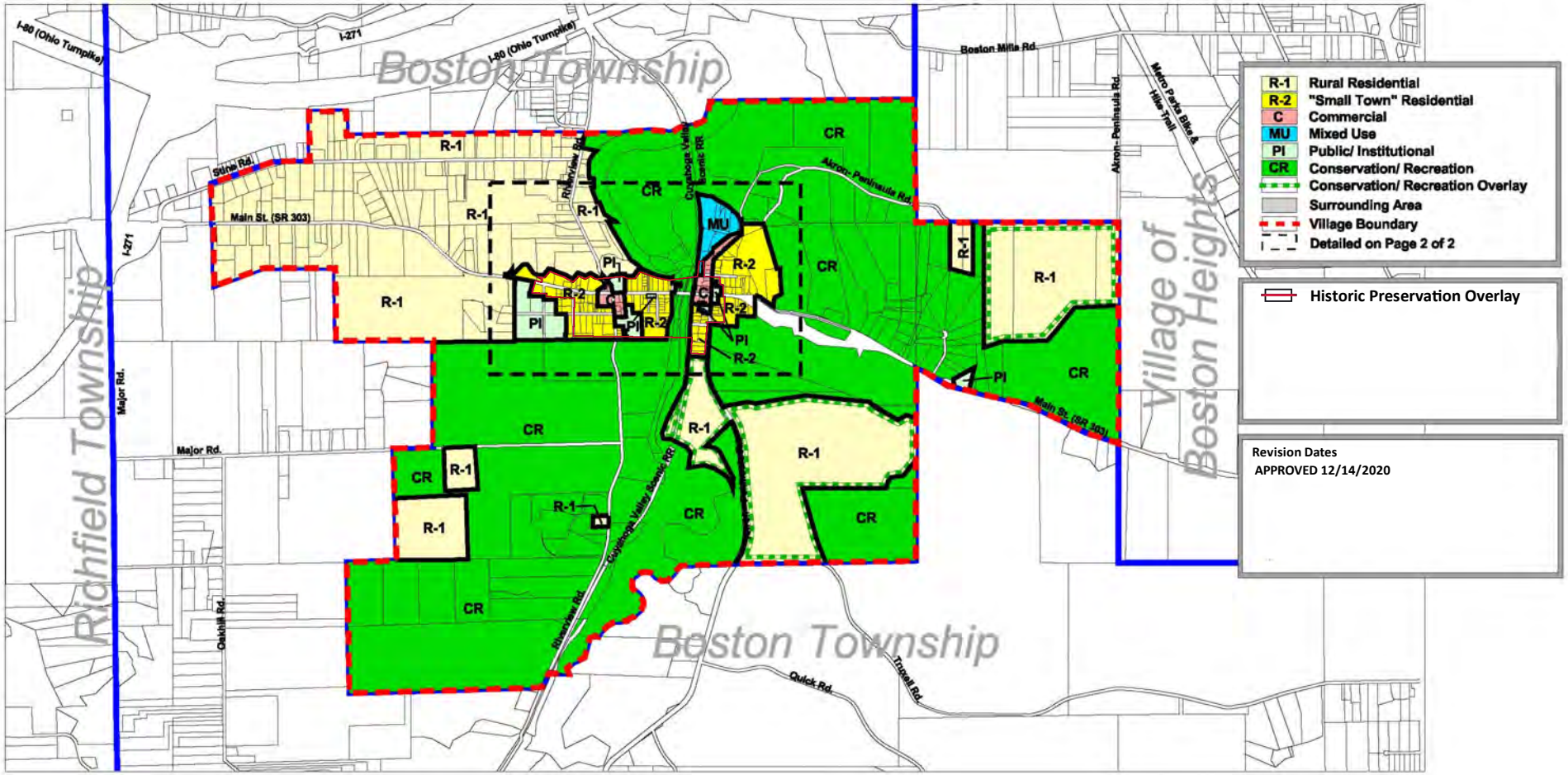
(4) “Unshielded exterior light” shall be defined as an outdoor light fixture that has no cover or has a cover that permits some of its light to project above the horizontal plane of the light fixture in relation to the ground.

(b) Exterior Lighting on One, Two, or Three-Family Residential Dwellings and Properties.

No property owner or person having control over any one, two, or three-family residential property shall allow any exterior light on the property to be unshielded or poorly directed to the extent that the light commits light trespass on a neighboring property, impairs the vision of persons on a neighboring property, significantly interferes with the quiet enjoyment of a neighboring property, or creates a hazardous condition for any neighbor, driver, or pedestrian.

(c) Penalty. Whoever violates any provision of this chapter is guilty of a misdemeanor of the fourth degree. A separate offense shall be deemed committed each day during or on which a violation occurs or continues.

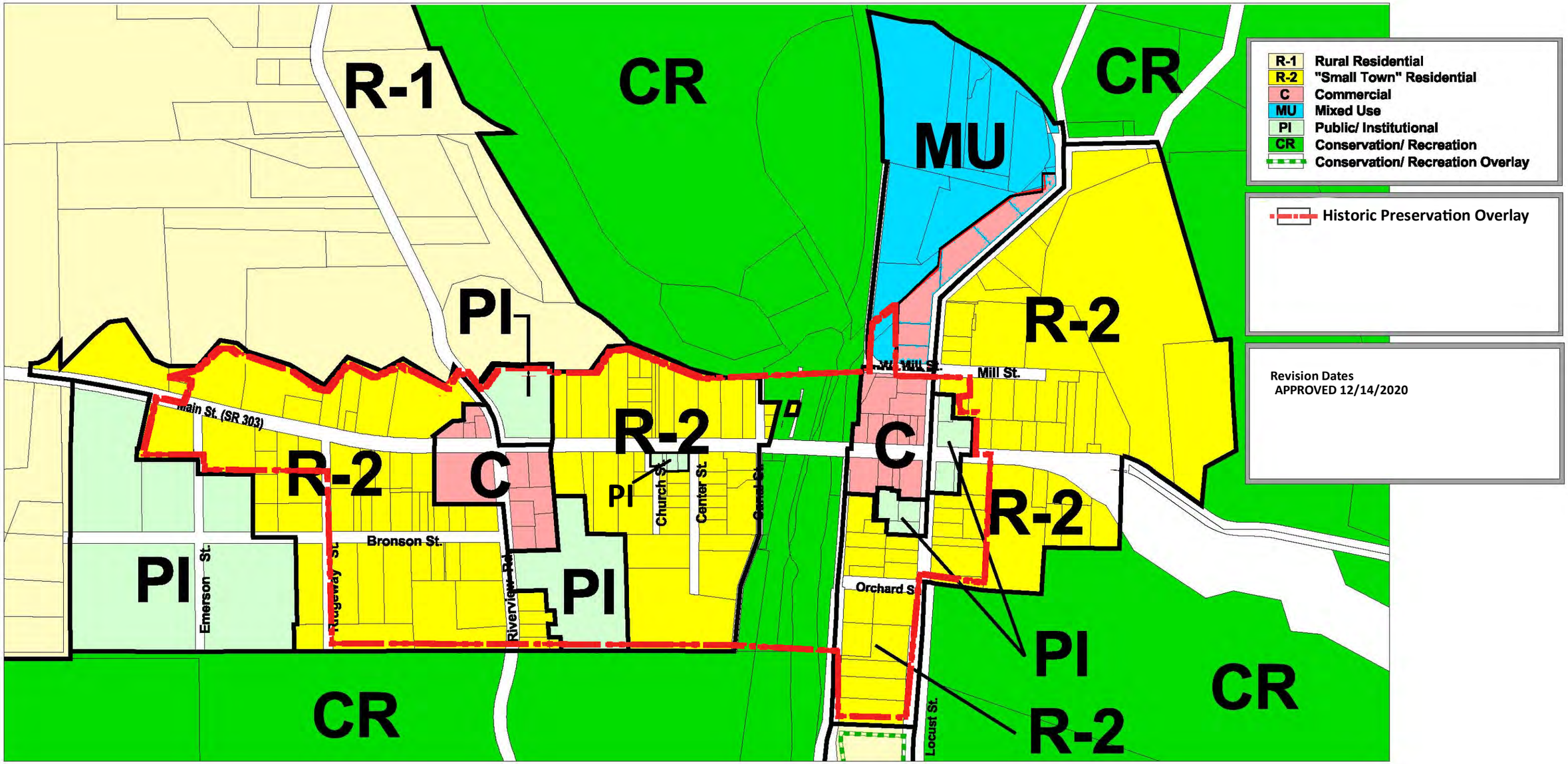
Village of Peninsula, Ohio



Zoning Map Page 1 of 2

REV 7/2020

Village of Peninsula, Ohio



Zoning Map Page 2 of 2