RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION

Held: Tuesday, May 27, 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	Present
Mayor Daniel Schneider, Jr.	Present

OTHERS PRESENT: Village Planner Rita McMahon and Solicitor Brad Bryan.

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

Mr. Canda Mr. Royer requested that the Minutes be amended to clarify comments made related to sewer plant construction staging and the Village property on the north end of Akron-Peninsula Road currently being used for parking. Mr. Canda made a motion that was seconded by Mr. Royer to approve the Minutes as amended. Roll Call: Chairperson Walters, yes; Mr. Royer, yes; Mayor, abstain; Mr. Canda, yes; Mr. Steidl, abstain. The Minutes were approved.

CITIZENS PARTICIPATION: None.

MAYOR'S REPORT: The Mayor announced Randy Collins will begin his role as the Village Zoning Officer on June 1. Meetings will once again be held at Village Hall starting next month. The Mayor invited attendees to tour the renovated Village Hall building.

Mr. Bryan reported on a follow-up conversation he had with Mary Ann Driscol of Burgess & Niple as to whether it was contemplated that the Village parking lot would be used as a staging area for vehicles and equipment while the sewer plant is being constructed. Ms. Driscol confirmed they planned to use the lot but could make other arrangements if it were not available.

COUNCIL LIAISON REPORT: Mr. Steidl expanded on the Mayor's comments on the Village Hall renovations, emphasizing how critical it was to address hazardous electrical issues and code-deficient structural elements of the building. Mr. Steidl reported the building now looks vastly improved and functions safely and efficiently. The Mayor added that the Hummel Construction project team exceeded expectations. He praised Councilman Steidl for his leadership, noting his background made him an ideal liaison for the project.

Mr. Canda reminded the group about the upcoming presentation from the Conservancy for the Cuyahoga Valley National Park and National Park officials regarding preliminary redevelopment plans for the former golf course. He stressed the importance of Planning Commission attendance. Mr. Bryan clarified the presentation will take place at a Special Council meeting held at 6:30 p.m. at Village Hall before the June 10 Regular Council Meeting. Planning Commission Members are encouraged to attend that meeting. Mr. Canda and Mr. Royer expressed interest in hearing the Conservancy's updated vision.

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NEW BUSINESS:

Review of Area Master Plan/Downtown Plan

Ms. Walters discussed the draft of the Area Master Plan and recommended the Commission engage in a structured, phased discussion. The Commission agreed it would review and discuss Sections 1 through 4 at next month's meeting and then move on to Chapters 5 and 6 at the July meeting. Mr. Canda emphasized the importance of reviewing each section thoroughly rather than simply just voting to approve the plan. Ms. McMahon supported this approach. She explained the more actionable and impactful elements that will need to be discussed are in Chapters 5 and 6. Those chapters involve the proposed projects and potential zoning changes. Further discussion addressed the streetscaping component of the funding application being prepared by OHM. It was clarified that the full streetscape design is not finalized, but the preliminary roadway and pedestrian layout work is nearly ready for ODOT review. Ms. McMahon reported OHM outlined challenges associated with the suggestion of adding trees and decorative poles adjacent to the sidewalks, due to space limitations and overhead utilities. Therefore, those aesthetic enhancements may need to go in the raised medians and bump-outs. Daniel DeAngelo and Mr. Bryan noted the utility lines should not prevent the installation of decorative lighting. Ms. McMahon agreed. Mr. Steidl asked if more eyes could assist in reviewing the engineering drawings to help ensure that both regulatory compliance and visual quality are achieved.

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

The Mayor explained this proposed Ordinance originated from an ongoing neighbor dispute involving excessive lighting aimed at an adjacent residence. Despite efforts by the impacted property owner to resolve the matter, including installing screening bushes and contacting the landlord for the neighboring property, the situation escalated, with the number of uncovered lights increasing significantly over time. The tenant responsible for the lighting has ignored multiple requests to resolve the issue, prompting this formal legislative action. The Mayor noted the Ordinance is not a zoning ordinance, which would trigger a required Planning Commission review. The Ordinance would supplement the property maintenance code in the Village Building Code. Mr. Canda also asked for clarification why the Ordinance only applies to residential properties. Mr. Bryan stated this Ordinance fills a gap not addressed in the Code. Provisions already exist in the Code that regulate light trespass from commercial properties. Mr. Canda made a motion that was seconded by Mayor Schneider to recommend to Council that the Ordinance be adopted. Roll Call: Ms. Walters, yes; Mr. Royer, yes; Mayor Schneider, yes; Mr. Canda, yes; Mr. Steidl, yes. The motion was approved.

OLD BUSINESS:

Discussion of Changes to Zoning Map and Discussion of Potential Zoning Code Amendments

Ms. Walters asked how the Commission would formally proceed with any zoning map changes. Mr. Bryan explained that a motion would be made and approved to request that draft legislation be prepared. The Planning Commission would then decide on the amendments proposed and make a recommendation to Council. Council would then consider the amendments over 3 meetings and hold a public hearing. Notice of the zoning map change would be sent to all affected and adjoining property owners. Ms. Walters and Mr. Canda agreed the Village should

first reach out informally to those living on the west side of N. Locust Street to understand the neighborhood sentiment before formally voting any proposals. Mr. Canda identified two key areas in the Village where parcels grandfathered as Commercial now sit amid predominantly residential surroundings. He pointed out a three-story, three-unit building whose owners might object to losing commercial rights. Ms. Walters echoed that concern. Richard Slocum reminded the group they previously proposed contacting homeowners out of fear of presuming outcomes. He urged for that outreach to take place. The Mayor agreed to reach out to Mr. Fisher to get his input. Ms. McMahon suggested preparing alternative maps for the west side of N. Locust. One converting the entire corridor back to residential, another preserving strategic and corner parcels as mixed-use. Another map would be prepared for the Main Street parcels that were discussed. She proposed that those visual options would help frame the discussion at the next meeting once neighbor feedback is gathered. The Commission requested that Ms. McMahon prepare the alternative maps for discussion at the June Meeting.

Ms. McMahon emphasized that any zoning map change must align with the Village's Long-Range Plan and Area Master Plan and satisfy the criteria set forth in Section 1149.09 of the Village Code. She cautioned that if a property owner challenged the change, the Village would need to demonstrate in the record how the amendment supports the Village's long-term land-use goals. Mr. Steidl volunteered that the area is already predominantly residential and buffered by trees. He asked if Ms. McMahon could draft the written justification once the preferred map option is chosen. Ms. McMahon said she could. Amy Frank-Hensley added that discussions in the Master Plan about parking and pedestrian connections had prompted this review, underscoring the importance of tying any map amendment back to those guiding principles.

Shifting to code amendments, Ms. McMahon proposed replacing the strict, use-based parking tables with a more flexible, context-sensitive standard. She pointed out that requiring exact parking counts forces developers toward repeated variance applications, encourages excessive paving, and undermines the ability to add additional landscaping. She recommended an ordinance empowering the Planning Commission to set parking requirements on a site-plan basis, considering on-street spaces and the property's proximity to shared public lots. Ms. Walters and Mr. Steidl agreed that such flexibility would spur small-scale commercial activity such as coffee shops, galleries, and home-based studios without overburdening property owners. It was determined that Ms. McMahon would have the proposed parking requirement amendment ready to discuss at the July Planning Commission Meeting.

Additional zoning code amendments were referenced for discussion at future meetings, such as limiting the square footage of commercial and mixed-use buildings adjacent to single-family homes and adopting "dark skies" lighting standards.

ADJOURNMENT:

Mr. Canda made a motion to adjourn the meeting that was seconded by Mr. Royer. Roll call vote: Ms. Walters, yes; Mr. Royer, yes; Mr. Steidl, yes; Mayor Schneider, yes; Mr. Canda, yes. The meeting adjourned at 8:44 p.m.

Respectfully submitted:
Karen Walters, Chairperson

Karen J. Walters

Date

6.23.2025