RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION

Held: Monday, June 23, 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.	Present

Others Present: Solicitor Brad Bryan and Planner Rita McMahon

CONSIDERATION OF MINUTES:
May 27, 2025 Planning Commission Meeting

Mr. Canda made a motion that was seconded by Mayor Schneider to approve the Minutes. Roll call vote: Ms. Walters, yes; Mr. Royer, yes; Mayor Schneider, yes; Mr. Canda, yes. The Minutes were approved.

CITIZENS PARTICIPATION:

Mo Riggins shared her concerns about the proposed zoning changes on Main Street, especially those affecting properties owned by the Foundation. She stated she would like to see new businesses downtown, but she has concerns about the lack of parking spaces for the businesses. Granting variances does not work. She does not understand why it is important to change the zoning on Main Street now and how it helps the residents. She stated the Coffee Shop has created safety concerns for drivers and pedestrians, especially on trash day, due to line-of-sight restrictions. She emphasized that any expansion of the commercial zone should address those problems first, including requirements for loading zones.

Richard Slocum recommended the Village investigate installing white-painted ceiling sound-deadening panels to reduce the echo in the Chambers during meetings. With respect to the Area Master Plan and potential zoning changes, he raised the issue whether commercial zoning provides more income tax revenue compared to residential zoning. Mr. Canda and Mr. Bryan noted that parsing resident versus worker income tax is a complex issue. Mr. Slocum asked whether the proposal raised "spot-zoning" concerns. Mr. Bryan responded, stating there were no spot zoning concerns since these parcels are next to the commercial zone on the other side of the river. Ms. McMahon noted the Main Street rezoning proposal would just put properties that are already being used for commercial uses into the commercial zone. The map change would not expand the number of properties that would be utilized for commercial purposes.

Jodi Padrutt voiced her concern about making changes to the zoning categories of properties without adjusting district standards and restricting development options.

Mr. Slocum, Mr. Canda, and the Mayor discussed upgrades to the Council Chambers, focusing on new microphones, additional sound-proofing, a smart tv or screen instead of using a projector for meetings, and Microsoft Teams integration.

MAYOR'S REPORT & COUNCIL LIAISON REPORT: The Mayor praised the completed Village Hall renovations, Mr. Steidl's efforts in leading the project, and the quality of the work performed by Hummel Construction and their on-site manager Larry. He highlighted Hummel's

meticulous efforts to ensure the renovation felt cohesive and functional. He noted the room previously used for miscellaneous storage is now organized, and the junk has been cleared out.

With respect to the Council Liaison Report, in the absence of Mr. Steidl, Mr. Bryan reported that Council passed the residential exterior lighting ordinance. Richard Slocum highlighted the presentation provided by representatives from the Conservancy and National Park on their "park within a park" concept for the old golf course property, which would include river access areas, a kayak launch, pavilions, and parking to alleviate downtown congestion. Mr. Bryan also noted the presentation mentioned a possible center to educate people about the history of the river and its importance to Peninsula. There was also consideration for providing some form of overnight accommodations that fit into the surroundings. Mr. Canda asked about the zoning implications if a lodge was built. Mr. Bryan stated that whatever is built by the Conservancy would require a Special Use Permit and finding that the proposed use fits within the Conservation/Recreation zoning standards. It was noted that the Conservancy expressed the need to generate some revenue from the property to pay for the improvements and maintenance, while making sure everything was compatible with the character of the Village. Mr. Slocum noted their openness to collaboration and ideas for food and beverage vending and overnight accommodations. The presentation also discussed the possible realignment of Akron-Peninsula Road to the east to provide more space adjacent to the river and a three-mile riverside trail with scenic overlooks and direct access to the river. That project would be managed and paid for by the National Park. Steve Craig asked how people would cross the railroad tracks and why no bridge was proposed.

BUSINESS:

Review of Area Master Plan/Downtown Plan Chapters 1-4

Ms. Walters thanked everyone for their contributions to Chapters 1–4 of the draft of the Area Master Plan. It was noted that these chapters contain information and background regarding the Village, Plan methodology, and the surveys and outreach. Ms. Walters identified the Village parking shortage as an issue upon which action needs to be taken. She noted that the Plan mentions parking issues, identifies areas for potential additional parking, but lacks a dedicated strategy as to how to provide that additional parking. Mr. Canda agreed that the parking section is general, and he highlighted the unpaved N. Locust Street lot as a prime candidate for formal public parking. Ms. Walters and Mr. Royer both urged improvements to N. Locust Street's pedestrian infrastructure, pointing out a lack of sidewalks and streetlights. Ms. Walters suggested adding low-glare lighting along the street, while Mr. Royer called for a plan to install at least basic sidewalks, citing safety concerns.

Ms. McMahon clarified that the "development scenarios" later in the Plan document are designed to show the general fiscal impacts of mixed-use, residential, or commercial projects. She emphasized that any actual redevelopment in the mixed-use area would still require standard zoning reviews, exceptions, or code amendments, and that the Plan should be seen as providing guidance rather than regulations.

Mr. Bryan asked the Commission to redirect its focus to Chapters 1-4 of the plan. It was determined that the only amendments to these sections that were necessary involved proofreading changes. It was noted that Mr. Slocum, Mr. DeAngelo, Mr. Bryan, and Ms. McMahon provided proofreading feedback to OHM. Most of those corrections were made in the final draft, but some were not. It was determined that Mr. Bryan and Ms. McMahon would reach out to OHM to get an editable copy of the document. Ms. McMahon would review the document

to make sure the proofreading issues that were pointed out were either incorporated or scheduled to be added. Everyone was given until July 8 to send any requested proofreading changes for Chapters 1 through 4 to Ms. McMahon or Mr. Bryan. Mr. Bryan stressed that rushing to approve the Plan should be avoided in favor of ensuring accuracy and correctness. Richard Slocum stated he appreciated the effort that was put into the document by OHM, but noted the number of proofreading mistakes by OHM.

Further discussion took place regarding paving, striping, and possibly lighting the N. Locust Street parking lot and listing its availability on the Village website and parking app. Improving the property into a proper parking lot would address immediate parking needs at minimal cost, with sidewalks and additional amenities to follow in later phases. Mr. Canda made a motion that was seconded by Mr. Royer to recommend to Council that the old Service Department property on N. Locust Street be developed into a parking lot, complete with paving, striping, and lighting conduit. Roll call vote: Ms. Walters, yes; Mr. Royer, yes; Mayor Schneider, yes; Mr. Canda, yes. The motion was approved. The Mayor stated he would work on getting a plan and cost estimate together for the lot.

Next, the question was asked whether the Area Master Plan would be incorporated into the existing Updated Long-Range Plan, be an addendum to the Long-Range Plan, or a separate document. The consensus seemed to be that it should be an addendum to the Long-Range Plan and be compatible with that document.

Discussion of Changes to Zoning Map

Ms. McMahon reviewed the parcels on Main Street that were under review to be rezoned. She reminded members that five parcels—two occupied by the Coffee House, two by the River Light Gallery, and a small adjacent parcel owned by the National Park—were being considered. The former bike shop property is not in the group. The four lots owned by the Foundation would be rezoned from R-2 to C-1, and the Park parcel would be rezoned from R-2 to Conservation/ Recreation.

Mr. Canda sought clarification about the map revisions and parcel boundaries. Ms. McMahon noted everything currently zoned R-2 would change only on the above parcels where existing business uses justified the change to commercial zoning. The Conservation/Recreation change for the Park property would align the Park parcel zoning with the adjacent Park parcels.

Next, Ms. McMahon walked through the criteria in the Village Code for justifying a zoning map change. She emphasized that rezoning the properties to C-1 would protect current commercial investments by granting an explicit right use the properties for commercial purposes. Leaving those parcels R-2 would subject the owners to having to seek use variances and conditional-use permit uncertainties if they wanted to make changes or improvements to their buildings. She cited the Long-Range Plan's goal to allow established commercial uses to continue under appropriate zoning. She further explained that natural breakpoints such as the canal, the Park's easement access drive, and street rights-of-way, would prevent commercial sprawl beyond the intended area. She found no inequitable impact on neighbors, since the parcels' existing uses already imposed similar effects. She also noted the consistency with the adjacent CR and C-1 districts. Ms. McMahon advised the Commission and Council should adopt findings of fact that supported the zoning changes based upon the above criteria if it wanted to move forward with the proposed map changes.

Mr. Canda made a motion to have Ms. McMahon draft proposed findings of fact to support the rezoning proposal for the five Main Street lots based upon the previously outlined

criteria for justifying a zoning map change under the Village Code. Mr. Bryan advised that no motion was needed. He stated Ms. McMahon could prepare the findings of fact for the next meeting, and the Commission could decide whether to make the recommendation to Council and adopt the findings at that time. It was agreed that the Village would reach out to the National Park officials to let them know that this rezoning measure was being considered for its parcel.

A discussion then shifted to the parcels on the west side of N. Locust Street, the Fisher Boys property parcel, and whether any other parcel owners preferred to remain commercial or be rezoned back to mixed-use rather than be rezoned to R-2 Residential. Ms. McMahon noted Mixed-Use area projects required planned-type developments and entailed more stringent submission requirements. On the other hand, commercial zoned projects had requirements that were more streamlined. The Commission determined it would seek more resident feedback to see if there was still a desire on the part of a critical number of the west side of N. Locust property owners for a rezoning change before moving forward with any action on this item.

ADJOURNMENT: Mr. Canda made a motion to adjourn the meeting that was seconded by Ms. Walters. Roll call vote: Ms. Walters, yes; Mr. Royer, yes; Mayor Schneider, yes; Mr. Canda, yes. The meeting was adjourned at 8:57 p.m.

Respectfully submitted:

Karen Walters, Chairperson — Date

Karen J Walters — 7.28.2025