

Record of Proceedings

Village of Peninsula

PLANNING COMMISSION

Held: March 26, 2018

CALL TO ORDER: The Village of Peninsula Planning Commission convened from 7:05 pm to 8:45 p.m. in the Peninsula Village Hall. The following members were present.

Doug Mayer, Mayor	ABSENT	Karen Walters, Chairperson	PRESENT
Joe Mazur	PRESENT	Brad Bryan, Solicitor	ABSENT
Christopher Weigand	PRESENT	Greg Canda	PRESENT

MAYOR’S REPORT: Mayor Mayer was not present.

PLANNING COMMISSION REPORT: The Minutes of the February 26, 2018 Meeting had not been distributed as of the Meeting date.

PLANNING COMMISSION PARTICIPATION:

Hiring of Long Range Plan Consultant. The Commission interviewed potential consultants to assist with the Long Range Plan and the preparation of any recommended new zoning amendments. Aislinn Consulting (Rita McMahon) was determined to be the best fit for the Village by the Planning Commission. The proposed Scope of Services with Aislinn provides that the fees will not exceed \$14,700 unless the requested scope is expanded. The consultant’s proposed fees would not include making copies or maps etc. The Village will be charged for hours worked at a rate of \$100/hour. Ms. McMahon has already identified issues in the existing Long Range Plan where items in the Plan did not marry up with the Zoning Code. Ms. McMahon does not have experience with historic preservation districts, but she lives in Richfield, which gives her a feel for the need for preservation. It was agreed that the Commission would ask Council for funding, and the Planning Commission would research potential grants to offset expenditures.

A Motion was made by Mr. Mazur to request a \$20,000 budget from Council to cover consultant fees for updating the Long Range Plan, reviewing the Zoning Code and making recommendations, plus other additional outside expenses that might be needed. The motion was seconded by Mr. Weigand. All were in favor of the motion. The Motion was unanimously approved.

A Village resident expressed concern about turning west onto Route 303. He said that because of the street parking spaces, it is hard to see if there is traffic coming down the hill without partially pulling out for a view. He said it is very dangerous and needs to be addressed.

OLD BUSINESS:

Parking Meters vs Parking Pay Stations. **The** Commission agreed there was a need to move forward with this project; it has been discussed for a long time, maybe even years. The Commission agreed to ask a company that markets meters to make a presentation. Ms. Walters stated Mayor Mayer has been the one working on the meter solution, and she would discuss that option with him. It was suggested that Council find out which firm or firms installed the meters in Kent and Highland Square.

Important considerations for discussion are appearance, method of payment to use the parking spaces, location and number of pay stations, police interface, warranty, durability, and cost of maintenance. It was noted that pay stations allow for easier and less expensive future changes to parking space/lot configurations. It was agreed that the pay station boxes are more compact and less obtrusive than expected.

Councilperson Holody recommended starting with two boxes covering 25% of the parking spaces since there will be a learning curve for the users. She stated it will take some time for the community to get used to the idea.

Councilperson Holody stated the pay station company quoted \$11,500 per station, plus the cost of installation, with maintenance included. Commission Members discussed the different ways pay stations can be programmed based on need, the times for which payment for parking is required, and whether the system will be pay-and-display or based on license plate, etc. The fact that business advertising can be printed on the back of parking slips was discussed. An update on the costs may be necessary.

It is an option to not charge for parking. There needs to be a public presentation and hearing to receive public input. The past assumption was that Peninsula residents would not be charged for parking, but Boston Township wants the same consideration.

Waste Water Management. Letters of recommendation have been received from The Army Corps of Engineers, Senator Rob Portman, Senator Sherrod Brown, the Cuyahoga Valley National Park, and Friends of the Crooked River. Friends of the Crooked River was invited to be involved in the process and were convinced to be on board with the proposals.

The owners of the Wastewater Service District parcels will be informed by postcard of a meeting on April 11. Their questions should be submitted by April 9. Some of the questions and answers will be included in the FAQ section of the website. Councilperson Holody requested that Commission members also give her questions they receive from the community. Ms. Holody will consult with other Village officials and Stantec to determine the appropriate answers and ask Mr. Canda to post them in the FAQ section of the website. The Facebook account will be updated with ongoing information, and the community will be informed about the account on the postcard. Kubota Systems will be at the meeting with a display.

A citizen expressed his opinion that all citizens should have to be tied into the new sewers. He said it is not right that some residents would be tied into the sewers at a low cost due to outside funding/grants, whereas the residents outside the district would not be receiving low-cost sewer installation and hookup. Councilperson Holody said including everyone would be excessively expensive for ALL residents due to the size of the properties outside the current District area, which would require large amounts of piping and many pump stations.

The zoning districts outside the Wastewater Service District are R1 properties, while those in the Wastewater District are R2 properties.

Village representatives will discuss funding with representatives in Washington, State representatives, and County officials.

Councilperson Holody and Mr. Canda had a meeting the Gary Silcott of Stantec, who said that outside funding of the project will have a lot to do with whether everyone is getting along and being positive. It was agreed that Stantec's services are necessary to assist in seeking funding due to its knowledge and effectiveness in that area.

Short-term rentals. The Commission feels the situation is going from bad to worse. The Village needs sample ordinances, such as from Seven Hills. We need to find out what other communities have been doing and what litigation has occurred and can be avoided. Each Member needs to come to next meeting with their individual thoughts (pros and cons) for open discussion. Mr. Bryan has already done some research into this topic. Community input has not been solicited, and not much has been volunteered. The Commission needs to figure out what the community wants to do.

It was agreed there is a big difference between a property owner wanting to use their property as an Air B&B on a part time basis and those who are operating as a rental business. The number of rentals is surprising, possibly 45 rentals out of 152 properties.

Councilperson Holody expressed her opinion that she does not have a problem with residents who live here and rent their property. Her problem is when non-residents own and rent the property and may not be paying income taxes and are not part of the community. Also, outside owners don't have a concern about what happens on their property as they would if they were living there. Some long-term rentals are beneficial and bring diversity to the community. A concern was expressed about long-term renters being able to vote on property tax levies. A concern about historic preservation was expressed. Zoning and incentives are the ways to affect what happens to properties.

NEW BUSINESS:

1. Zoning Question: A concern was expressed that the barn at Winding River Farm was torn down. The Zoning Officer said one wall is being preserved and the existing footprint is being used, which is all that is required by the Zoning Code. The owner did not want to get approval from the BZA to move the building. There was a discussion as to whether a building can be moved to make it conform. There was discussion about design approval, especially regarding electricity and plumbing. An accessory building can have a bathroom but not a kitchen (which would make it a living space).

2. Mr. Canda suggested that the Zoning Officer give information to property owners when they are pulling permits as to the whole process, especially about all the government entities that need to be involved and their requirements.

3. Mr. Weigand mentioned that the creek in the multi-use district by the waste treatment plant floods. Down the road, he would like to look at a way to keep the creek cleaned out so that it doesn't flood. He asked whether the flow through the bridge needs to be modified so that it doesn't get clogged, such as when a tree falls. There was a discussion about who is responsible for keeping the water flowing, the Army Corps of Engineers, the Village, the property owners, or the Park.

4. Another future topic might be what the signage should be in that same area. It was decided that question should be a Planning Commission issue, not a Council issue.

Mr. Canda made Motion to Adjourn that was seconded by Mr. Mazur. The Meeting Adjourned at 8:45 p.m.

Respectfully submitted:

Karen Walters, Chairperson

Date