

d. Expansion and Retention. The Village should establish a program of communicating closely and consistently with existing businesses, so as to identify areas where assistance may be needed (and consistent with Village goals), and where other coordination between public and private sectors may be needed (and consistent with Village Goals).

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Long Range Plan
Village of Peninsula, Ohio

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iii.e. Summary: Economy Policies.

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i. Embrace and encourage quality development and redevelopment consistent with this Long Range Plan's goals.

ii. Encourage ~~11.~~ Require property maintenance and encourage property improvements, so as to stabilize and increase/preserve Village property values.

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iii. Consider areas within the Village for detachment from the Village; and consider areas adjacent to the Village for annexation to the Village.

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iii. Specific areas are discussed later, under Land Ownership.

iv. Explore ways to increase ongoing revenues and control expenses.

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v. Explore Zoning Amendments that encourage commercial uses on the first floor in the Village Center, and addresses residential on Main Street.

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Encourage economic development programs that enhance the existing businesses and support appropriate growth of new businesses. Options for increasing ongoing revenues and options for controlling expenses should be explored on a line item basis in the annual Village budget.

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vi. Consider annexation to the Village of the Morris Acres area, north of Stine Road, west of Riverview Road, and south of the Ohio Turnpike (I- 80), as a means of increasing income tax revenues with minimal increased service costs.

vii. Consider detachment from the Village of the Girl Scout, Saalfeld, and surrounding properties along Akron Peninsula (northerly pa11), Riverview (south of Bishop), and

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Major Roads, as a means of controlling service costs by eliminating the need to provide service to remote areas inside the CVNP statutory boundaries.

viii.

ix. Undertake any recommended or other annexations and detachments in the context of consistency with Village goals, fiscal impact on Village revenues and services, and impact, if any on the Village's relationship with the federal government.

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5. Land Ownership.

As part of preparation of this Plan, the Planning Commission has concentrated on and discussed at length the effects of various types land ownership in the Village, as well as what the patterns in land ownership suggest about future options. This Long Range Plan seeks the proper relationship between large land owners and the Village, and the opportunities for mutual cooperation between various land owners and the Village.

Several maps have been prepared to identify land ownership characteristics and resulting impacts on the Village.

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Village of Peninsula, Ohio

a. Federal Land. *Map 7 - Federal Land* depicts all land owned or otherwise encumbered by the federal government in the Village of Peninsula. Federal land ownership as depicted on this map falls into four categories, as follows:

Fee. The federal government holds fee simple title to a parcel of land.

Life Estate. The federal government purchases a parcel of land with allowance for an owner or owners to live on the property until death.

Retention. The federal government purchases a parcel of land, with allowance for an owner or owners to live on the property for a negotiated period of time.

Easement. A parcel remains under private ownership, but the federal government has purchased an easement to protect the parcel from development for other than park purposes.

The federal government also ranks properties under private ownership by their "compatibility" with the primary recreational use of Cuyahoga Valley National Park (CVNP). For the purposes of this Long Range Plan, however, only that land with some type of direct federal interest is shown. The statutory boundaries of CVNP, however, are also shown *Map 7*. These boundaries identify areas in which the federal government can acquire interest, depending upon available funding, of which there is no guarantee from year to year.

The only area adjacent to the Village and located outside CVNP's statutory boundaries is the residential area north of Stine Road and west of Riverview Road, part of which is known as Morris Acres. This is the only area that, if annexed to the Village, would offer the security of additional land under perpetual private ownership, as well as the additional residents and income tax revenue that would accompany those residents.

Since the 2003 Long Range Plan the Federal Government has not acquired any additional lands according to the Deputy Superintendent of the Cuyahoga Valley National Park. They currently do have any additional acquisition plans, but would hope to acquire easements over several of the large parcels, such as the Brandywine Country Club, to insure compatible future use of the property. Their continuing goal is the protection and sustainability of the Cuyahoga River and Valley. This does not have to be at the expense of the Village. There are several issues that are of concern to both the Park and the Village, such as parking and river access, which can be addressed through mutual respect

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and consideration. The federal government has been of assistance to the Village on various issues in the past, and current levels of cooperation between the two parties are relatively high. In considering any future annexations to or detachments from the Village, impact on the relationship between the federal government and the Village should inform, but not dictate, Village action.

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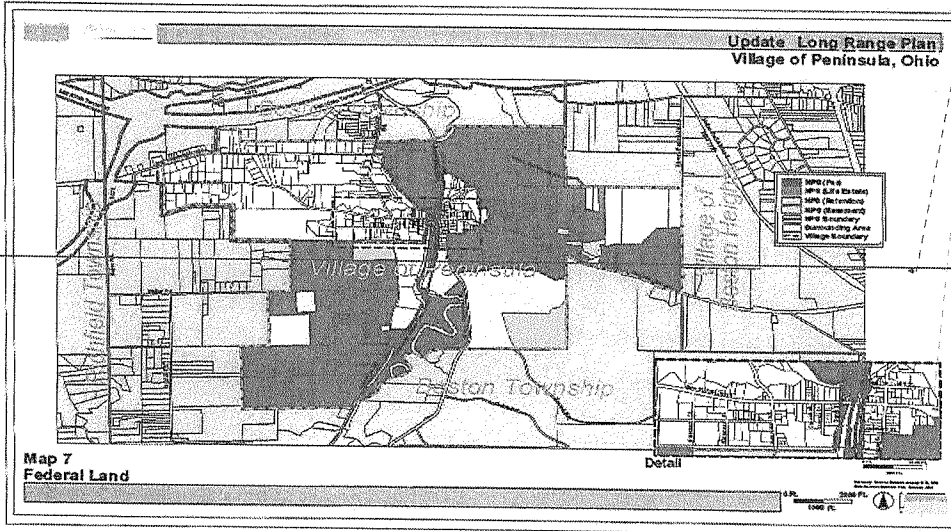
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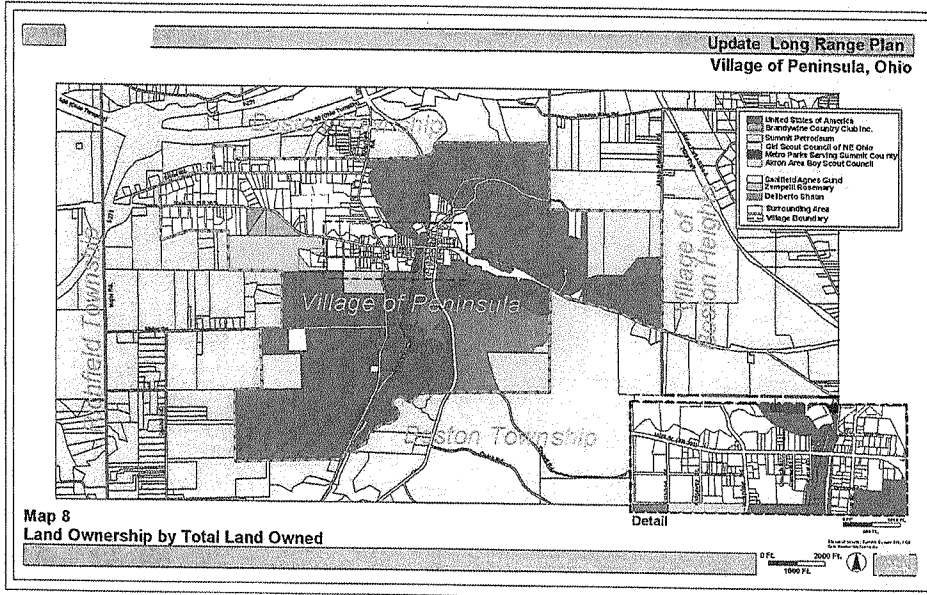
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Village of Peninsula, Ohio

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e-b. Total Land Owned. *Map 8 - Land Ownership by Total Land Owned* depicts the top 109 property owners measured in terms of the amount of land under common ownership. Following is a summary of these owners:

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Total Land Owned

Owner	Acres
United States of America	1,457.36
Brandywine Country Club	215.02
W.R. Girl Scout Council	119.75
Bishop, Robert P & Jeanette	115.60
Summit Co Metro Parks	79.22
AA Boy Scout Council	69.39
Saalfield, Agnes Gund	41.32
Zampelli, Rosemary	23.06
Deliberto, Shaun	13.93

Owner Total Land Owned (acres)

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(1) United States of America	1,4	5
(2) Brandywine County Club	216	6
(3) Bishop Robert P. & Jeanette	115	9
(4) W. R. Girl Scout Council	108	6
(5) Summit Co. Metro Parks	71	4
(6) A. A. Boy Scout Council	69	6
(7) Bender Henry H. Trustee	44	9
(8) Saalfield Agnes Gund	41	4
(9) Zampelli Rosemary	15	3
(10) Wagner Ada Ruth	13	2

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Not surprisingly, the federal government tops this list. Also important to note is that six of 10 are private individuals or private corporations (Brandywine, Bishop, Bender, Saalfield, Zampelli, and Wagner Deliberto), and one of the remaining four does not fall in any of the categories of federal land ownership noted earlier (Girl Scout).

Of these properties, the Bishop (part), Bender, Zampelli, and Wagner Deliberto properties are located outside CVNP statutory boundaries. Of the properties inside CVNP statutory boundaries, the Brandywine, Girl Scout, and Saalfield properties are not encumbered with any federal interest, and the federal government could only purchase any interest if sufficient funding were to be available at whatever time it would be sought. Only the federally owned, Boy Scout, and Metro Parks properties are permanently protected for conservation and recreation use.

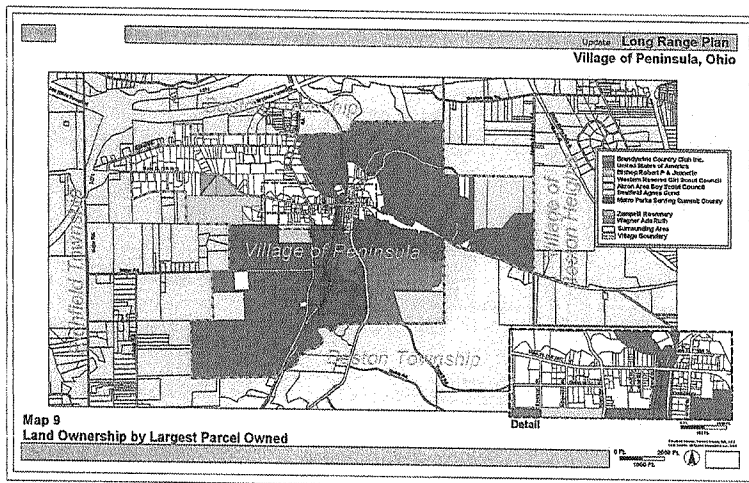
Because of their outlying locations and remote access from the rest of the

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Village, the Girl Scout and Saalfield properties could place a particular drain on Village services if developed for other than the emTent use. For

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that reason, detachment of the Girl Scout, Saalfeld, and surrounding properties along Akron Peninsula (northerly part), Riverview (south of Bishop), and Major Roads from the Village, whether to Boston Township or to the Village of Boston Heights, should be considered. This would free the Village from needing to service these remote areas.

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^A Largest Parcel Owned. Map 9 - Land Ownership by Largest Parcel Owned

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^A McKenna Associates, Incorporated Rev. 8/27/03

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Village of Peninsula, Ohio

depicts the top 109 property owners measured in terms of the largest single parcel under ownership. Following is a summary of these owners:

Owner	Largest Parcel Owned (Acres)	Total Land Owned (acres)
(1) Brandywine Country Club	214.63	215.02
(2) United States of America	143.33	1,457.36
(3) Summit Petroleum	107.59	115.60
(4) W. R. Girl Scout Council	76.42	119.75
(5) A. A. Boy Scout Council	65.24	69.39
(6) Saalfield Agnes Gund	41.32	41.32
(7) Summit Co. Metro Parks	68.39	79.22
(8) Zampelli Rosemary	15.20	23.06
(9) Diliberto Shaun	13.93	13.93

Owner	Largest Parcel	Total Acreage
(1) Brandywine Country Club	214.63	215.02
(2) United States of America	143.33	1,457.36
(3) Bishop Robert P. & Jeanette	107.59	115.60
(4) W. R. Girl Scout Council	77.42	108.04
(5) A. A. Boy Scout Council	65.24	69.39
(6) Saalfield Agnes Gund	41.32	41.32
(7) Summit Co. Metro Parks	40.57	71.80
(8) Bender Henry H. Trustee	37.45	45.11
(9) Werner Adal Park	13.93	13.93

Interestingly, this map includes the same 109 property owners as on the total land owned map. Important to note on this list, however, are the high positions of the privately owned properties (particularly Brandywine, Bishop, and Saalfield and Bender) unencumbered by federal land ownership, as well as the equally high position of another unprotected property (Girl Scout). Large amounts of land

assembled under single ownership are often attractive for and highly susceptible to development.

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The same comments under 7, b, above, apply here as well, particularly as they relate to areas suggested for potential detachment from the Village.

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Village of Peninsula, Ohio

Number of Parcels Owned. Map 10-- Land Ownership by Number of Parcels Owned The following table depicts the top 109 property owners measured in terms of the number of parcels under common ownership. Following is a summary of these owners:

<u>Owner</u>	<u>Number of Parcels Owned (Acres)</u>	<u>Total Land Owned (acres)</u>
(1) United States of America	139	1,457.36
(2) Hunker R. L. Trustee & R. L. Peninsula Foundation Inc	258	9.83 (0.72)
(3) Fisher R. W. Jr. & Shand D. C.	8	6.14
(4) Scott-Lavieka T. J. & J. A. Lang Clayton Lawrence II.	8	1.15
(5) Village of Peninsula	8	5,789.99
(6) General Die Casters Inc.	7	5.37
(7) Castro Paul	5	0.54
(8) Herip Walter M. & Ann D. Trustee	5	0.98
(9) Lund Victoria Ann	5	3.24
(10) Peninsula U. M. C.	5	5

Instead of mapping all the properties identified in the table, Map 10 is a map of the location and number of parcels owned by the Peninsula Foundation Inc. This map includes a number of different owners from the earlier maps, and nearly all of the owners except for the federal government include small amounts of land and are clustered around the center of the Village. Also, some owners, most notably Hunker, have parcels scattered and not all contiguous to one another. Thus when looking at land assembly in terms of number of parcels, the center of the Village is the area of highest potential impact. In addition, Hunker is the private property owner with the highest potential Village impact in this category. They are the largest property owner in the center of the Village. They have acquired almost all of the Hunker property identified in the 2003 Long Range Plan and several other parcels in the center of the Village. The Mission of the Foundation is "To preserve the heritage, maintain the character and promote the vitality of Peninsula Ohio and the Cuyahoga Valley by engaging the community through art and

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entertainment programming and historic preservation.” The Foundation was formed in 1997 by the late Robert L. Hunter. The Foundation’s mission is compatible with the goals and purposes of the Long Range Plan.

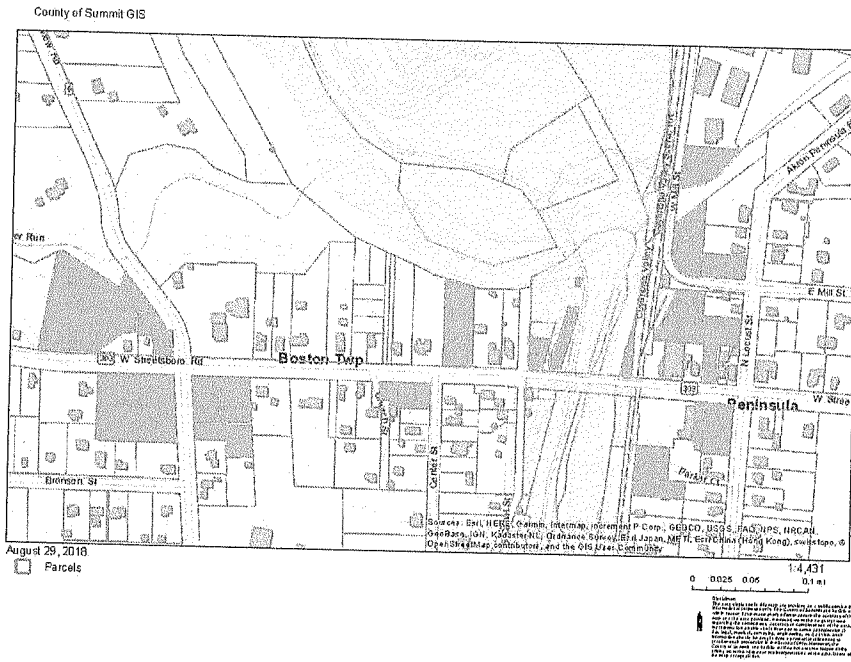
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Map 10 Peninsula Foundation, Inc. Property



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Village of Peninsula, Ohio

g-d. Summary: Land Ownership Policies

- i. 1. Adopt zoning requirements that ensure compatible and sympathetic use of remaining large parcels outside CVNP statutory boundaries.
- ii. ii. Adopt zoning requirements that ensure compatible and sympathetic use of remaining large parcels inside CVNP statutory boundaries but with no ~~current~~ federal interest.
- iii. iii. Work with property owners to encourage compatible and sympathetic use, including conservation and protection ~~consistent with~~ consistent with the goals of ~~this~~ of this Plan.
- iv. iv. Approach and engage large and multiple property owners, such as the Peninsula Foundation Inc., to discuss the goals of this Plan, and to identify opportunities for public-private cooperation in the furtherance of those goals.

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