

**VILLAGE OF PENINSULA PLANNING COMMISSION
LONG RANGE PLAN MEETING MINUTES
OCTOBER 1, 2018**

Call to Order:

The Village of Peninsula Planning Commission – Long Range Plan Meeting was called to order at 7:00 p.m. by Chairperson Karen Walters.

Roll Call:

In Attendance:

Karen Walters – Chairperson
Kevin Royer
Greg Canda
Chris Weigand
Brad Bryan – Village Solicitor
Rita McMahon – Consultant

Absent:

Doug Mayer – Mayor

Attachments:

- Draft Revised Housing Section 9/20/18 “LRP update Housing section.doc”
- Peninsula Historic district Draft.doc
- LRP Update 3-1.docx
- Appendix to Economic Section.pdf

Consideration of Minutes:

September 24, 2018 Regular Planning Commission Meeting

Ms. Walters made a motion to approve that was seconded by Mr. Royer. The Minutes were approved 3-0, with Mr. Canda abstaining (he was not present at the September 24, 2018 meeting).

Traffic Flow:

Ms. Walters inquired with Ms. McMahon about resources she may have for traffic flow consultation. Mr. Bryan shared that ODOT would require traffic studies, and Councilwoman Holody is working with ODOT on several traffic topics in the Village. Ms. McMahon noted that Route 303 is the only route through town and that is in of itself restrictive. Ms. McMahon recommended utilizing an ODOT certified traffic engineer, a larger firm rather than an individual most likely. Ms. McMahon mentioned the Village is part of AMATS, and a traffic engineer may be able to assist us with sourcing grants from that agency.

The group speculated on what the Village, County, and State can do to alleviate traffic on Route 303. Discussion was had regarding parking, including paid street parking, land acquisition, and National Park visitors parking in business parking lots. Ms. McMahon recommended additional analysis beyond what is in the Long-Range Plan.

Grant Writers:

Ms. Walters inquired with Ms. McMahon if she writes grants or knows persons or entities that do that type of work. Ms. McMahon stated she has done some grant writing on certain topics and can also connect us with others who can write grants if she cannot.

Review of Revisions to Housing, Economic and Land Ownership Chapters:

Housing:

Ms. McMahon provided an overview of the updates she made to the Housing Multi-Family Section 3.d. (document was emailed to Commission 9/24/18 and is attached). Discussion was had between Mr. Canda and Ms. McMahon (and the rest of the Commission) on multi-family definitions and wording. Ms. McMahon stated that 4-unit multi-family may be more easily defended than 3-unit multi-family in court should someone have a challenge. Ms. Walters has concerns on the size of buildings if we go 4-unit vs. 3-unit in the multi-use district. Ms. McMahon mentioned that zoning ordinances can control size and style of multi-family buildings. Section 3-d was revised to strike the last sentence *"This option may only be viable should central sewer and water service become available in the area"*.

Revisions were made to Section 3-e per discussion lead by Ms. McMahon and comments by Mr. Canda.

Mr. Canda had comments regarding Section 3-f paragraph two. Ms. McMahon will look at the word *"depend"* and may adjust that.

Mr. Canda had comments regarding Section 3-g. Ms. McMahon will revisit the Population section to make sure there is congruence of thought across the sections.

Ms. Walters had a question for Ms. McMahon regarding Section 3-l (Historic Preservation) in terms of protecting historic structures from tear-down. Discussion, review of last paragraph of 3-l. Ms. Walters asked for input from (resident) Steve Craig in the audience. Mr. Craig shared his thoughts and experience on a balanced approach. He recommended starting with minimum restrictions and seeing how well it works. (Discussion was had on Historic zoning policy Ms. McMahon drafted.)

Ms. McMahon reviewed the updates to the Summary section J-vi. and J-vii.

Economic:

Ms. McMahon provided a review of her updates to the Economic Section of the LRP. Ms. McMahon requested an updated / current JEDD map. Ms. McMahon reduced the number of charts regarding Village funds, and instead focused on the metrics that are relevant. She compared the fiscal status of the Village in 2017 versus 2003.

Review by Ms. McMahon of updated Policies Section 4-e.

The Planning Commission recommended some minor revisions.

Land Ownership:

Ms. McMahon reviewed updates to tables and some organization nomenclature.

Review of Circulation, Facilities and Services, Future Land Use
Circulation: No discussion or review.

Facilities and Services: No discussion or review.

Future Land Use: No discussion or review.

Review of Information Pertaining to Proposed Historic District Overlay in Zoning Code:

Ms. McMahon drafted a proposed Historic District zoning amendment that was shared via email (a copy accompanies these minutes). The group reviewed Ms. McMahon's draft and listened to her overview of the document. This draft is just a starting point. The Commission will review the document, revise it as necessary, and solicit public input.

Adjournment:

Mr. Bryan mentioned the next meeting on November 5 will take place in the Police Lobby of Village Hall due to set up for the next day's election.

A motion to adjourn was made by Mr. Weigand and seconded by Mr. Canda. All were in favor, and none were opposed. The meeting adjourned at 8:58 p.m.



Karen Walters, Chairperson

10/22/18
Date