

**VILLAGE OF PENINSULA  
REGULAR MEETING OF PLANNING COMMISSION  
MEETING MINUTES**

Date: Tuesday, May 29, 2018  
Time: 7:00 PM to 8:38 PM  
Location: Peninsula Village Hall

**CALL TO ORDER:** The Village of Peninsula Planning Commission convened from 7:00 PM to 8:38 PM in a Regular Meeting in the Peninsula Village Hall. Karen Walters, Chairperson, called the meeting to order and initiated the roll call. Kevin Royer was welcomed as a new member to the Planning Commission.

Commission Members / Attendees Present:

Members:

Mayor Doug Mayer  
Kevin Royer  
Karen Walters  
Greg Canda  
Christopher Weigand

Others present:

Solicitor Brad Bryan, Councilperson Mary Booth, Amy Frank Hensley, Mark Anson, Richard Slocum, Ed Kamphuis, and Carol Kamphuis

**CONSIDERATION OF MINUTES:** April 23, 2018.

Mr. Canda proposed amending Page 2 in the 1<sup>st</sup> sentence of the 2<sup>nd</sup> paragraph to strike the word NO from the sentence or to change to the wording to "individual parking meters per space".

Mr. Canda proposed amending Page 2 in the 1<sup>st</sup> sentence of the 3<sup>rd</sup> paragraph to strike the word "arbitrary".

Mr. Canda proposed amending Page 2 in the 1<sup>st</sup> sentence of the 4<sup>th</sup> paragraph to insert the words "as reported" between the words "information" and "from the Health Department".

The three amendments were MOTIONED by Mr. Canda and seconded by Ms. Walters. All MEMBERS voted to AMEND the minutes except Mr. Royer who ABSTAINED.

A MOTION to APPROVE the minutes as amended was made by the Mayor and seconded by Mr. Weigand. All MEMBERS voted to APPROVE the Minutes as amended except for Mr. Royer, who abstained.

**CITIZENS PARTICIPATION**

Richard Slocum requested to discuss the Wastewater Project stating that it seems to be about commercial development, and he is concerned the citizens will be asked to pay a considerable cost for the system. He inquired what the cost split would be between commercial and residential properties. He felt residents would not benefit from it, but the commercial property holders would. He questioned what kind of development there would be. He is concerned about effects commercial expansion would have on the already existing problems with Village parking,

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roads, and sidewalks where wheelchair access is very bad. He pointed out that the blind curve at Elements Gallery is a safety concern. Traffic congestion is a problem at the Rt. 303 and Locust intersection, especially at rush hour, and he suggests road widening or that a left-hand turning lane on Rt. 303 might be necessary to relieve traffic back-ups. Development at W. Mill and Locust has no sidewalks and would need to be addressed. The culvert at the railroad tracks, the tracks acting as a dam, and the Park parking lot together create flooding in heavy rain. Mr. Slocum suggests building on stilts or adding more culverts could be a solution for this flooding. He sees there will be fallout from development and attracting more visitors.

Mr. Canda stated these concerns about growth are appropriate and are the responsibility of the Planning Commission to address. He stated that the Wastewater Project was not started to promote growth.

Mr. Slocum stated he thought there had been urgency from the EPA for the system to be built and that urgency is no longer there.

Mr. Canda explained the EPA looks at commercial businesses and the County Health Dept. looks at the individual sewer/septic systems.

Mr. Slocum then stated that the faulty properties can be identified, and those property owners can then fix their faulty systems as opposed to the whole Village upgrading.

Ms. Walters stated the EPA may not have "a gun to our head" about the waste problem, but they do acknowledge there is a problem. The septic solution may then be to use packaging plants and not all want that.

Further discussion on the topic took place about the EPA and the Health Department not wanting to mandate a solution and wanting Peninsula, as a whole, to come up with its decision about handling the problem. The Mayor stated that sewers would change the pace of the Village. Ms. Walters brought up that the mixed-used zoning was due to defining an area where certain uses could exist so that future litigation would be avoided. Mr. Slocum brought up the water issue. It is needed for fire control, for instance. The LRP is looking at these issues with a hired consultant. The Mayor pointed out zoning can change in the future even though it is in place now. Mr. Canda pointed out we can't just design for today. Mr. Slocum reiterated that the sewer cost to compliant residents doesn't seem fair and if the sewers come in, it needs to be equitable. The Mayor stated the project has made the problem larger than it needs to be. If it costs residents so much to bail out businesses with such a large costly system, then maybe the Village should take a step back and rethink. A discussion about whether growth would be good or not ensued. In home businesses were discussed as to what type of businesses might be acceptable and which are not. House values might become too high.

Mr. Anson voiced a concern that when he bought his Village home with a septic system 3 years ago he was not told of the plans for a sewer system. The discussion that followed pointed out that the system is still not decided on, and for that reason, the property seller did not need to disclose that issue to him.

Amy Frank Hensley stated she came to the meeting to better understand the LRP and how this group determines what the town character is to them and

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how they want it to go. She moved from a larger community to enjoy the Park and small-town community.

Mr. Canda stated that the LRP is on the website. Overall, the basis is that this is a community of residents, which has businesses, that is uniquely surrounded by the Park. The idea is neither to encourage a McDonalds on every corner, nor to eliminate businesses altogether. All residents need to read the LRP, and as we make revisions, he encourages suggestions. The LRP and the Ordinances do not match, and the Planning Commission is trying to align them. Mr. Weigand stated we need to have ordinances and zoning in place, so we have what we want when it is developed.

Mary Booth stated this is a small town, and some may want to keep it that way, but others may not agree with that. The tourists heavily burden the residents here. She suggested perhaps it is better to embrace the burden and use it rather than fight it. Staying the same is not possible.

Mr. Weigand stated a balance is needed. Fundamental change might not be desired, but there are empty storefronts. Maybe some buildings could be fixed up a bit.

Mr. Canda observed we don't want to become a Tallmadge, Stow, or Hudson.

Ms. Walters stated that prohibiting business chains needs to be supported by ordinances because a chain has more money to do what they want than an individual would.

Mr. Weigand pointed out the septic systems at the restaurants will need to be expanded, and more parking will be needed. We need to make decisions how we want the community to go in regard to these package plants.

Mr. Royer stated that maybe the existing restaurants would want to keep the septic systems to restrict possible competition from coming in. They have water supplemented. He feels we don't need more people and tourists in town. The traffic congestion and driveway turn-arounds are drawbacks. Sewer and water combined would explode growth.

Mr. Weigand stated that the LRP and zoning regulations both need to be made right before the sewer issue is resolved. The flooding problem by the railroad does need to be addressed. Sidewalks need to be made wheelchair accessible while keeping the existing charm of the village.

A discussion about how a parking solution would help with the traffic congestion ensued. Citizens are encouraged to attend upcoming Planning Commission meetings, especially since a consultant is coming on board.

Mr. Slocum then started discussion on short-term rentals. He is in favor of AirBNB type rentals. There was a discussion that this type of rental is self-governing. If a renter is causing a problem with parties, there are ordinances that can take care of those problems. The short-term rental can allow residents to earn some income with their property. It was pointed out that non-residents own a couple of the rental properties. Mr. Canda stated the Village has ordinances regarding bed & breakfast rentals that are clearly defined and regulated. The ordinance needs to be updated to include more up-to-date rental types.

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Carol Kamphuis discussed how she and her husband, Ed, bought a property on Akron-Peninsula road that had two homes on it. One was a regular rental at the time and was in poor condition. They renovated it and have been renting it as an AirBNB following the Village rules. They have had good experiences with the renters who enjoy being able to walk into town and enjoy the Park. She expressed the Village needs to define whether they want this type of character rental or to allow a Day's Inn type business into town. She indicated they are always home when it is rented, and that kind of rule could be put into effect. The committee discussed that they don't want outsiders coming in to buy properties to rent and allowing parties while they are not present. Long-term rentals can be a problem where maintenance may be needed, and no one knows about it. The current short-term rentals are well maintained. There are a lot of long-term rentals in the Village. Short-term renters can be blacklisted. One house was nicely renovated but is being listed as being available to rent to parties of up to 40 people. That matter can be controlled by a zoning rule and will be enforced when the problem occurs. There was a wedding on the property, and it was discussed whether that was allowed or not by the rules since residents can have a wedding on their property. Whether there is enough parking can be a zoning issue. Ms. Walters suggested an occupancy number should dictate how many people can be there. Mr. Weigand suggested that rules need to be reviewed for all types of rentals instead of focusing just on AirBNBs. Mr. Bryan indicated that the long-term rental maintenance problem can be addressed by having regular exterior inspections.

MAYORS REPORT – No report.

COUNCIL LIASION REPORT – Mr. Weigand stated the Wastewater Project is the most notable topic that effects planning.

Ms. Walters stated the hiring a Long-Range Plan consultant was approved by Council at its Regular May Meeting. Mr. Bryan stated the next LRP meeting will be Monday, June 4<sup>th</sup>, 2018 at 7PM, and it is open to the public. The consultant is available and will be there on that date. Her contract was approved through Council with a project budget amount of \$20K. Approximately \$14K of that is for the consultant. The Village is still pursuing grants for a portion of the costs. Mr. Bryan suggested more urgent zoning issues such as short-term rentals can be discussed and worked on with the consultant while the LRP is being finalized, while less pressing zoning issues can wait until the LRP is completed.

Mr. Weigand sent a survey out through the Your Community News asking for feedback on short-term rentals, especially from persons who actually have rental properties. Ms. Walters was interested to learn of the different rules rental property owners have in place. She urged citizens to seek police help if a party is out of hand at a rental. Mr. Weigand indicated he would forward any responses to his survey to the Mayor and Ms. Walters. Mr. Weigand also has a research document relating to the LRP that has all results from the open house held at the library about a year ago. Some surveys and trends were researched, and he will

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share the information with the other members. It was discussed whether this information would be put on the website and whether the public would be able to leave comments. Mr. Canda pointed out there is a Village Facebook Page where this information could be posted. There could also be an email address where LRP comments could be sent. Mr. Canda will find out what email address could be set up for receiving this information. Mr. Slocum suggested that a FAQ and answers section be included.

**OLD BUSINESS**

**PARKING METERS VS PAY STATIONS**

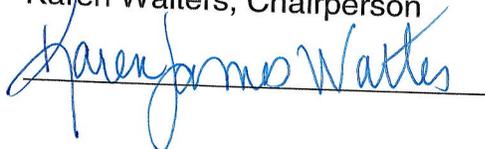
Ms. Walters stated the topic parking meters vs pay stations is not quite stated correctly because the parking meters are no longer in consideration, but more information was to be gathered on pay stations. It wasn't clear who was going to look into getting an additional presentation on pay stations from a different company. The Mayor did discuss the topic with the Police Department. They will need to play a part in the implementation of paid parking. They are concerned it will create an extra work burden for them. It was discussed that the pay stations can be monitored from a desktop. If the project goes forward, the Police Department will participate. It is revenue for the Village. It was also discussed that revenues from parking might allow for more parking areas to be purchased. Mr. Canda reported that he researched T2 Systems' competitors and found there is an International Parking Institute that rated T2 very highly as well as a couple of others. Mr. Canda will send the links he used to the Commission Members. Ms. Walters thinks it is time to make the decision on the paid parking. Mr. Weigand stated based on 55 spaces in the 1<sup>st</sup> year, \$27K in net revenue would be received with 25% utilization. The 2<sup>nd</sup> year income would be \$41K after all expenses. With 50% utilization, the 1<sup>st</sup> year income would be \$72K and the 2<sup>nd</sup> year \$86K. A discussion ensued on parking ticket amounts and keeping the meters on for Sundays, except for church hours, or during special events. It was pointed out that the pay station systems would permit parking costs to be increased, decreased, or eliminated for different times and events.

Mr. Canda asked about the present state of the Wastewater Project and whether Stantec is still working on the Project. Mr. Bryan stated that Stantec is not doing any work on it right now while the Village decides what it wants to do. Council needs to determine how it wants to proceed.

A MOTION was made by Mayor Mayer to ADJOURN the meeting. Mr. Royer seconded the motion. All members voted to ADJOURN. The Meeting adjourned at 8:38 PM.

Respectfully submitted:

Karen Walters, Chairperson



Date

