

**RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION
SEPTEMBER 4, 2018 LONG RANGE PLAN MEETING
7:00 P.M.**

Call to Order: 7:00pm
Adjourn: 9:52pm

Roll Call

Kevin Royer
Doug Mayer
Greg Canda
Karen Walters
Chris Weigand
Brad Bryan (Solicitor)
Rita McMahon (Consultant)

Documents:

Multi-Family housing Memo created by Rita McMahon dated August 16, 2018
Agenda 9-4.docx
LRP Update 3-1.docx
LRP 3-1.pdf

Review of Regular Planning Commission Meeting Minutes 6/25/18

Motion by Walters, seconded by Canda, to approve the Minutes of the June 25, 2018 Regular Planning Commission Meeting.

Passed 3-0 with 2 abstentions (Royer & Mayer). The June 25, 2018 minutes were approved.

Discussion on Multi-Family Housing led by Consultant Rita McMahon

- Discussion on Memo Re: Multi-Family Housing (dated 8/16/18) which gives a number of options for Multi-Family housing; it is important to make progress on Multi-Family section of LRP and Zoning because it influences many other aspects of the Plan and Zoning.
- Multi-Family 3 or more is only available in Multi-Use district; 1 and 2 unit residential is available in other districts
- Multi-Family = 4 or more units in a building, can have one entrance with several interior entrances to individual units
- There are also single, 2, and 3 unit definitions and zoning regulations
- Townhouses have individual outside entrances
- Variances will set new standards
- Conditional use will establish standards, and then a list of criteria that Planning will consider for approval

- Current state is 12 units per acre (Option 1) – this is in line with suburban communities, not in line with our rural nature per Ms. McMahon’s opinion; suggests decreasing density, don’t allow large apartment buildings, set max. at 3-4 families per building, can also change number of units per acre to lower that number from 12
- Overview and discussion of Ms. McMahon’s recommended Option 2 which scales back current scenario
- Mix of commercial and residential will enhance our tax base per Ms. McMahon
- We can create zoning code standards to steer developers to create the kind of buildings we want
- Discussion of home size standards, consideration of smaller cottage size classification
- Ms. McMahon will work on Option 2A and redraft multi-family section of Long Range Plan for review at a future meeting
- Ms. McMahon will work on including a variety of housing options in the R-1 and R-2 districts – we will discuss at a future meeting

Economy

- Per Ms. McMahon, focus on what are sources of revenue, how have they changed, what has been successful e.g. JEDD
 - Not going to include 2017 annual financial statement – it’s out of date already
- Employment by Industry
 - Shift to more professional fields than county and state
 - Increasing in manufacturing and educational, health, social services
 - Arts and Entertainment is down
- Reference highlighted document – everything in yellow is unnecessary in Long-Range Plan per Ms. McMahon because it changes annually; we just need summary information to establish financial health of Village and look at economic trends
 - Don’t want to suggest projects if we don’t have the money
- Discussion on Main Street section
- Ohio now has a Main Street Program – public / private partnership
 - Funding 33% from public entity (e.g. village, county, schools), 33% businesses, 33% from fund raising
 - Chamber or Village proposes if we’d like to look at it
 - Main Street Manager – part time or full time – to do economic development – paid from funds
 - E.g. Hudson, Chardon, Painesville, Oberlin
 - Planning Commission can invite National Trust for Historic Preservation to provide an overview presentation
 - This is a tool

Economic Policies Summary

- Discussion on section ii. - Ms. McMahon will revise from “require” to “encourage”
- Discussion on sections iii., v., vi., vii. – Ms. McMahon will revise to remove v., vi, vii
- Ms. McMahon will revise iv

Land Ownership

- New map 10 illustrating Foundation properties, replaces large property owner map which was very similar to other maps and provided no additional information
- Mayor will supply Ms. McMahon with a JEDD map

Land Ownership Policies Summary

- No changes to Summary except item iv., Minor change

Citizen Participation

- Dee Holody will provide Ms. McMahon with a spreadsheet of every Village property with acreage for use in Land Ownership – sheet was derived from past information and current county records

Other Discussion

- Discussion on conservation recreation overlay in R-1 district was had
 - Ms. McMahon will provide information to Solicitor Bryan regarding conservation recreation overlay
- Historic Zoning discussion was had
 - Ms. McMahon will draft a Historic Zoning overlay language or document

Adjournment

A motion to adjourn was made and seconded. All were in favor of adjournment; none were opposed. The meeting adjourned at 9:52 p.m.


Chairperson Karen Walters

Date

9/24/2018