

**REGULAR PLANNING COMMISSION MEETING MINUTES
MONDAY JUNE 25TH, 2018
7: 00 P.M.
PENINSULA VILLAGE HALL**

Chairperson Karen Walters called the meeting to order at 7:00.

ROLL CALL:

Present:

Chairperson Karen Walters
Greg Canda
Chris Weigand
Solicitor Brad Bryan

Not Present:

Mayor Mayer
Kevin Royer

CONSIDERATION OF MINUTES:

A Motion to approve the Minutes of the May 29, 2018 Planning Commission Meeting was made by Ms. Walters and seconded by Mr. Weigand. All were in favor of the motion; none opposed. The Minutes were approved.

Mr. Canda asked about the necessary detail that needs to be contained in the minutes and whether the minutes need to document everything that is said at the meeting or just a summary of what occurred. Solicitor Bryan stated that minutes of meetings need to be prepared and approved. They do not need to document everything that is said. The minutes need to document where and what time the meeting took place, what business was discussed, what decisions were made, and the basic rationale for the decision if that information is necessary for the public to understand the reason behind the decisions made by the Commission. Mr. Bryan stated there is a tape recording of the meeting and that recording will not be fully transcribed for the public but copies of the recordings are available to the public upon request if they want to know everything that was said at the meeting.

CITIZENS PARTICIPATION: None.

MAYOR'S REPORT: Mayor Mayer was not present.

COUNCIL LIAISON REPORT:

Councilperson Weigand stated the focus of the June 11, 2018 Council Meeting was on wastewater treatment. A June 16, 2018 Special Meeting dedicated to wastewater issues was scheduled and held. Council is considering whether to submit an application for an Ohio Public Works Commission grant. Mr. Weigand stated Council is presently overseeing the project.

Mr. Weigand stated he and Mr. Canda are working on a public solicitation procedure that would permit the Planning Commission to solicit and receive input from the community.

LONG RANGE PLAN:

The Commission discussed the Commission Members' assignment for the next Long Range Plan Meeting on July 2, 2018. Sections 1 and 2 of the Plan are to be discussed at that meeting.

Mr. Weigand was complimented on creating a very nice drop box containing records pertaining to the activities of the former Long Range Plan Committee.

It was noted that the Village's planning consultant for the Long Range Plan Project, Ms. McMahon, was doing a great job in guiding the conversations.

Mr. Canda stated he asked Ms. McMahon whether she had any interest in the Village Zoning Officer position, and Ms. McMahon advised him that would be a conflict of interest with her planning contract. Ms. McMahon was asked to talk to anyone she knows who might be interested in the open position. Ms. Walters stated she feels the person that is appointed to the position must be someone who lives outside the Village.

Ms. Walters commented that the Village should not control growth through the provision and withholding of public services; it should do so through planning and zoning regulations. The Commission members discussed letting citizens know that the Commission is interested in doing what is best for the Village.

Issues related to spot zoning and whether Main Street residential properties are at risk in the future were discussed.

OLD BUSINESS:

The issue of paid parking and the need to hear from at least one other vendor was discussed. The need to ask the Mayor if he wanted to get another company to make a presentation to the Committee or whether he preferred to let Mr. Canda take over that task was raised. It was decided that Ms. Walters would send an email to the Mayor and ask him to provide an answer regarding that issue. Further discussion took place regarding parking issues. Permitting handicapped persons to park for free in addition to residents was mentioned.

SHORT TERM RENTALS:

The issue of short term rentals was discussed. Chairperson Walters suggested the Village should put density limits or caps on these types of rentals. Limits based upon the number of houses in each district and the number of people that could stay in each house were suggested. The benefits of requiring permits and annual maintenance inspections was discussed. Including the Fire Department in those inspections was suggested.

Mr. Weigand pointed out that the percentage of rental housing in the Village was 20.8% in 2000 and 17.6% in 2016. Ms. Walters asked about the loss of income tax revenue from the conversion of long term rentals to short term rentals. Mr. Bryan stated that long term renters have to file income tax returns as

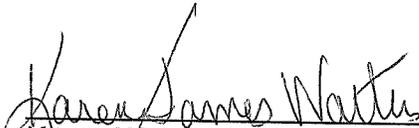
Village residents while short term renters do not. Mr. Bryan stated the Village could impose a nightly tax on short term rentals if the Village decided to do so.

Ms. Walters expressed a need to follow the zoning laws for party centers and parking in residential areas.

NEW BUSINESS: None.

ADJOURNMENT:

Chairperson Walters made a motion to adjourn that was seconded by Mr. Canda. All were in favor; none were opposed. The meeting adjourned at 8:48 p.m.



Karen Walters, Chairperson



Date