

**RECORD OF PROCEEDINGS  
VILLAGE OF PENINSULA PLANNING COMMISSION  
FEBRUARY 4, 2019 LONG RANGE PLAN MEETING**

Call to Order: The Meeting was called to order at 7:15 p.m.

Roll Call: The following Commission members were present.

Kevin Royer

Mayor Douglas Mayer (left meeting early at 8:07 p.m. due to a prior appointment)

Council Representative Chris Weigand

Greg Canda

Chairperson Karen Walters (late arrival at 7:25p.m.)

Others Present:

Brad Bryan – Solicitor

Rita McMahon – Planning Consultant

Documents:

Color Future Land Use Map provided by Ms. McMahon

Future Land Use Draft 1/10/2019 provided by Ms. McMahon

Framework for Moving Forward Draft Document provided by Ms. McMahon

Historic Preservation Overlay District Document provided by Ms. McMahon

Consideration of Minutes: None.

Long Range Plan Review:

Revised Future Land Use Map

Ms. McMahon advised she made the requested boundary line adjustment on Stine Road adding the property per last month's meeting. The map does now match the official boundaries of the Village. Other maps will need to be updated to reflect the correct boundaries. She will include revision dates on the documents per Mr. Canda's request. Ms. McMahon reiterated the Future Land Use Map is an aspirational document. The Golf Course property is now all conservation overlay. The GAR Hall and the parcel behind it are now commercial. The commercial properties on the north side of Main Street west of the bridge have been added as commercial per our discussion last month. In the Mixed Use area, a Mixed Use Overlay category was created and is outlined in red on the map. The properties on the north / northwest side of Locust in this overlay are commercial. The area on the east side of Locust in this overlay allows for live / work opportunities.

A discussion took place about shifting from conservation overlay standards to subdivision regulations. Now that protecting the golf course property is less urgent, this method of regulation is a better route to go per Ms. McMahon and Mr. Bryan. Property owners in these areas will have more flexibility. The hatched green areas on the map are an overlay over the yellow areas. Mr. Canda requested a comparison between the updated existing land use map and this proposed updated future land use map. Ms. McMahon said she can do it in chart form.

Ms. McMahon will be getting rid of the Conservation Recreation Overlay hatches on the Future Land Use Map. These areas will become yellow. Subdivision regulations will then be applicable to all yellow properties. The Quarry property will be left dark green.

#### Draft of Future Land Use Chapter

Ms. McMahon reviewed her rewrite of the Future Land Use Chapter. She will eliminate the conservation / recreation overlay section and will add a subdivision regulations section. She provided an overview of each section. Mr. Canda asked about the "Small Town" Residential section in regard to wording related to ¼ acre lots. Ms. McMahon stated she will work on improving the wording for that section. She stated the point of the restriction is so that we never get more than 4 lots on an acre but can cluster residences in various ways.

The Mayor asked about annexation and whether that is something we want to put on this map. Ms. McMahon said that should not be done on a Future Land Use Map but could be shown on a separate Annexation Map because the Village does not control the land at this time.

Ms. McMahon continued to discuss the Future Land Use Chapter. Ms. McMahon reported she increased the residential threshold in the Mixed-Use District to 25% because the previous 20% requirement was not feasible due to the changes that were made to that section. Ms. McMahon stated she will make sure the Library is included in the Public / Institutional section. Ms. McMahon verified farming is considered Conservation / Recreation. The Mixed Use Overlay area section has been added.

Ms. McMahon stated she carried forward the Recommended Water Service Feasibility Study Areas Map from the 2003 LRP and used the Village's Wastewater Service Area District for the Wastewater section. Mr. Canda asked Ms. McMahon to try and use the same style map as the other sections.

Ms. McMahon will update summary to eliminate Conservation Overlay section.

#### Draft Framework for Moving Forward Chapter

Ms. McMahon provided an overview of the Framework for Moving Forward Chapters, pages 1-5, Summary of Goals of Plan. Ms. McMahon and Mr. Canda discussed the preferred layout of this Chapter. Page 5 (bottom) through end of the document on page 7 covers three categories of things that need to be done: Regulatory, Administrative, and Partnerships.

Mr. Weigand asked Ms. McMahon about mentioning flooding, environmental sustainability, and communications (e.g. wi-fi accessibility) in the Long Range Plan. Ms. McMahon will go through the documents and make sure we touch on those topics.

Ms. McMahon will send the final draft of the updated Long Range Plan, approximately 86 pages, to the Planning Commission as well as to the Administrator Clerk to put on the Village website.

Ms. McMahon will include the 2017 survey and research report dated 5/30/17 in the appendix, along with updated financial documents.

#### Review and Discussion on Proposed Historic Preservation Overlay Ordinance:

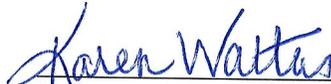
It was decided the Commission will review the second half of this document at the next Planning Commission Meeting on February 25.

Discussion about Long Range Plan Public Participation and Approval Process:

At the March 4, 2019 LRP meeting, the Planning Commission will review the complete draft of the updated Long Range Plan (Ms. McMahon will send a copy to Planning Commission to review in preparation of this meeting on March 4, 2019). The April 1, 2019 LRP meeting will be a public presentation of the draft of the LRP. Mr. Canda asked Mr. Weigand to write a letter to Your Community News indicating the schedule and soliciting public input.

Mr. Slocum, a member of the public, indicated he thought more than one meeting would be necessary to receive public input. The Planning Commission agreed that might be the case.

Adjournment: Mr. Canda made a motion to adjourn that was seconded by Mr. Royer. All were in favor of the motion; none were opposed. The meeting was adjourned at 8:43 p.m.

  
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Karen Walters, Chairperson

  
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Date