

**RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION
January 28, 2019 REGULAR MEETING**

Call to Order: The Meeting was called to order by Chairperson Karen Walters at 7:02 p.m.

Roll Call:

In Attendance:

Karen Walters – Chairperson
Chris Weigand
Kevin Royer
Doug Mayer- Mayor

Absent:

Greg Canda

Others Present:

Brad Bryan – Village Solicitor
Rita McMahon – Planning Consultant

Attachments:

Draft of Historic Preservation Overlay District Ordinance

Consideration of Minutes:

January 7, 2019 Long Range Plan Meeting

Mayor Mayer made a motion to approve the Minutes of the January 7, 2019 Long Range Plan Meeting that was seconded by Mr. Weigand.

Roll call vote: Mr. Royer, yes; Ms. Walters, yes; Mr. Weigand, yes; Mr. Mayer, yes. The January 7, 2019 Long Range Plan Meeting Minutes were approved.

Citizens Participation: Dick Slocum stated that approving the Long Range Plan Meeting Minutes at the Regular Planning Meeting is somewhat confusing. Mr. Slocum stated he hopes there will be an open meeting forum to discuss the draft of the Long Range Plan. Mr. Bryan stated the tentative plan was to have a public meeting to discuss the draft on the first Monday in April, the date of the April Long Range Plan Meeting. Mr. Slocum thanked the Planning Commission for its hard work in developing the draft of the revised Long Range Plan.

Mayor's Report: Mayor Mayer reported on the evening of January 19, 2019, a home located at 2526 Main Street burnt down. On January 24, 2019, the Service Department Garage burnt down and is a total loss, including the 2005 International 5 Ton and 2017 Ford F550 vehicles that were parked inside. The task now is to determine whether to build a new service garage at the same location, where it has flooded three times in the past twenty years, or at a different location. Mayor Mayer thanked the Fire Departments that responded (Valley Fire, Bath, Richfield, Hudson, and Fairlawn). The Mayor thanked the Service Departments from the following communities that offered assistance: Boston Township, Boston Heights, Northfield Center, Richfield, Sagamore Hills, Stow, Summit County, Twinsburg, Cuyahoga Falls, and Macedonia. Macedonia lent the Village a 5 Ton Vehicle with a plow and a load of salt.

Council Report: Mr. Weigand reported Village Council met in regular session on January 14, 2019. Deborah Wordell was hired as the new Village Fiscal Officer. Council made a motion to have the Mayor send a letter to ODOT District 4 asking ODOT to erect suggested truck route signs on Interstate 271 and State Route 8 in order to help cut down on cut through traffic on Rt. 303 between Routes 271 and 8. Police Chief Varga has received quotes for flashing speed limit signs. Storm water testing by the Summit County Health Department has not been completed due to too much rainfall and snow. The Village will not undertake any major road projects in 2019 in conjunction with the Summit County Road program due to the amount of work that was done the last two years and limits on Village funds this year. If Funds are needed for the Planning Commission in 2019, the Commission will have to request funds from Council. The Mayor reported funds will be tight this year.

New Business: None.

Old Business: Short Term Rentals: Gene Dembkowski expressed his concerns about Airbnb rentals within the Village and the Village's lack of short term rental regulations. He complained specifically about the property adjacent to his property that has turned into a party zone with loud music every weekend. He questioned how that could happen and what can be done to curb these rentals in the Village. Karen Walters stated the Planning Commission is reviewing zoning regulations that would be applicable to those rentals. Mr. Bryan stated loud noise issues can be addressed by the Police Department.

Long Range Plan:

Planning Consultant Rita McMahon made a presentation on the proposed Historic Preservation Overlay District ordinance. She explained purpose and intent is to promote the economic and general welfare of the Village and public generally and to ensure the harmonious, orderly, and efficient growth and development of the municipality. The goal is to promote and preserve the history of the Village, the harmonious outward appearance of structures, and property values.

As presently drafted, the Historic Preservation Overlay District ordinance has the same boundaries as the Peninsula Village Historic District as approved by the United States Department of the Interior, National Park, and National Register of Historic Places.

The current draft designates the Planning Commission as the Village's Historic Preservation Review Board.

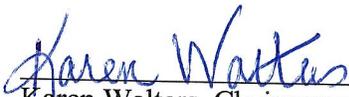
The draft provides that within the boundaries of the Historic Preservation Overlay District, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures or portions thereof shall not be demolished until a certificate of appropriateness has been issued. A certificate of appropriateness is not be required for ordinary maintenance and repairs where the purpose of the work is to correct deterioration to the structure or where no change is made to the appearance of a building or grounds.

The draft requires an application for certificate of appropriateness to be made for new construction, alterations, and/or demolitions. Such projects need to be reviewed by the Historic Preservation Review Board (Planning Commission) before a permit is granted. The Board is required to act within 60 days of receipt of a completed application.

The Planning Commission decided to stop the review of the ordinance for the evening at that point. It was determined that the following topics will be covered at the February 4, 2019 Long Range Plan Meeting.

1. Historic Preservation Overlay District Design Criteria.
 - A. General Standards
 - B. Alteration Standards
 - C. New Construction Standards
 - D. Site Improvement Standards
2. Historic Preservation Overlay District Demolition and Moving of Structures
3. Historic Preservation Overlay District Protective Maintenance
4. Fees

Adjournment: Mayor Mayer made a motion to adjourn that was seconded by Mr. Weigand. All were in favor of the motion; none were opposed. The Meeting was adjourned 9:15 p.m.



Karen Walters, Chairperson



Date