

**RECORD OF PROCEEDINGS**  
**VILLAGE OF PENINSULA PLANNING COMMISSION**  
**April 1, 2019 LONG RANGE PLAN MEETING**

Call to Order: The Meeting was called to order by Chairperson Walters at 7:00 p.m. in the G.A.R. Hall.

Roll Call:

Kevin Royer: Present

Greg Canda: Present

Chairperson Karen Walters: Present

Mayor Douglas Mayer: Present

Council Representative Chris Weigand: Absent

Others Present:

Brad Bryan – Solicitor

Rita McMahon – Planning Consultant

Long Range Plan Public Presentation:

Ms. McMahon outlined the Purpose, Goals, and Policies contained in the existing working draft of the Long Range Plan to the public for its understanding, input, and comments.

The Purpose section summary of the Plan states the Village is committed to the preservation of its “small town” character. The Long Range Plan seeks to insure that all land uses support that goal. The Purposes are set forth in more detail as follows:

1. The Village is committed to the protection of its distinct historic character, particularly the historic district. The Long Range Plan seeks to insure that the character of the Village will be preserved for the future.
2. The Village acknowledges its role as a tourist destination located at the center of the National Park. The Long Range Plan seeks to balance the needs of the residents and the requirements of tourism, while preserving the unique character of the Village.
3. The Long Range Plan provides the framework for the redevelopment and development of appropriate portions of the Village to assure an economic base that provides the necessary services for sustainability of the community.
4. The Village is committed to the improvement and management of its infrastructure to protect the environment and preserve the character of the Village.

The Goals section summary of the Plan reads as follows:

1. **Population:** Keep population low; keep growth low; and encourage socioeconomic diversity.
2. **Historic and “Small Town” Character:** Preserve historic buildings and properties; preserve diverse building stock; promote architectural and design quality; and require development and redevelopment to be compatible with surrounding conditions and sympathetic to the established historic and “small town” character of the Village.
3. **Economy:** Provide a framework for future Village fiscal stability and flexibility by identifying and planning for long term capital improvements, monitoring and ensuring long term revenue streams, and balancing ongoing service costs and revenues.

4. **Visitors and Tourists:** Recognizing that the Village is a seasonal tourist venue in the center of a year-round residential community, the Village desires to balance those sometimes-conflicting functions; maintain harmony between the needs of the visitors and tourists while ensuring and protecting the privacy of residents; and ensuring a positive net economic impact on the Village.

5. **Transportation:** Improve the management of truck and other vehicular traffic; maintain and improve existing streets; create appropriate linkages between existing streets; build new streets where appropriate and necessary: complete the sidewalk system; provide appropriate pedestrian links to community facilities; and enhance parking capacity.

6. **Facilities and Services:** Undertake practical and feasible cooperative projects; ensure adequacy of government facilities and services; provide recreation opportunities; protect public health; and ensure public safety.

The Policies section summary of the Plan reads as follows:

1. **Population:** Undertake land use planning to protect the Village from unanticipated significant changes in the population levels. Tools to implement this policy would include but not be limited to the preservation and enhancement of zoning requirements to control density and protect and conserve natural resources and other features. Development of vacant residential properties should be required to be compatible in scale and massing with the character of existing Village residential areas. The provision of support services to enable Village residents to remain in their homes as they age should be investigated. The need for elderly housing in the Village should be assessed, and if demand is found to exist, the feasibility and available options should be explored.

2. **Existing Land Use:** Modify Chapter 1321 (Flood Control) to reference the 2016 FEMA Flood Plain mapping. Consider the creation of riparian setback regulations to be included in the Zoning Ordinance. Adopt Steep Slope Setbacks in the Zoning Ordinance. Update the sections relating to the goals of conservation and protection. Appropriate zoning regulations should be drafted to implement these recommendations.

3. **Housing:** Acknowledge that housing in the Village is generally older and larger than housing in the County and the State. In addition, a greater percentage of housing in the Village is owner-occupied and single family detached than in the County or in the State. These characteristics place added responsibility on homeowners to maintain the Village's aging housing stock. Without proper planning, past trends may not be a valid indicator of future conditions. Because many past trends coincide with this Long Range Plan Update's general goals, proper planning should be geared toward ensuring continuance of past trends and minimization of significant future changes. Require new single-family housing to be compatible with surrounding neighborhoods, housing types, and densities. Require high quality development through adoption of residential design standards and subdivision regulations. Establish a local historic district and local reviewing body to protect historic structures and the properties on which they are located. Encourage reinvestment in existing housing stock through home improvement and first time home buyer programs. Evaluate the modification of current zoning requirements for housing to encourage more affordable housing options such as smaller housing sizes, housing above commercial uses, and "granny flats". Consider zoning modifications that establish criteria for multi-family developments to be consistent with the small-town character, limiting the scale to smaller buildings and maintaining densities that will not burden community services.

4. **Economy:** Embrace and encourage quality development and redevelopment consistent with this Long Range Plan Update's goals. Encourage property improvements so as to stabilize and preserve Village property values. Consider areas within the Village for detachment from the Village, and consider areas adjacent to the Village for annexation to the Village. Explore ways to increase ongoing revenues and control expenses. Explore zoning amendments that encourage commercial uses on the first floor in the Village Center and the preservation of residential uses on Main Street. Encourage economic development programs that enhance the existing businesses and support appropriate growth of new businesses.

5. **Land Ownership:** Adopt zoning requirements that ensure compatible and sympathetic use of remaining large parcels outside CVNP statutory boundaries such as subdivision regulations. Adopt zoning requirements that ensure compatible and sympathetic uses of remaining large parcels inside the CVNP statutory boundaries but with no current Federal interest. Work with property owners to encourage compatible and sympathetic uses, including conservation and protection consistent with the goals of this Plan. Approach and engage large and multiple property owners, such as the Peninsula Foundation Inc., to discuss the goals of this Plan, and identify opportunities for public-private cooperation in the furtherance of those goals.

6. **Circulation:** Consider streetscape improvements on Main Street east of the River and on Akron-Peninsula Road south to the Brandywine Country Club property and install streetscape improvements on Main Street west of the River to Riverview Road, on Riverview Road south to Heritage Farms, and on North Locust and East and West Mill Streets where practical and feasible. Consider engaging a traffic engineer to evaluate the vehicular and pedestrian improvements needed within the Village to “calm” traffic and enhance pedestrian safety and link outlying facilities such as the Heritage Farm, the Quarry, and the Brandywine Country Club. In consultation with the Federal government and private property owners, undertake a comprehensive Village parking plan to identify sufficient parking to accommodate future resident and seasonal parking needs. In conjunction with redevelopment of the Village’s industrial area, consider construction of new streets and pedestrian systems extending between the West Mill and North Locust Street termini. Consider the need for secondary access to the future Mixed-Use area. Minimize the impact of new development and redevelopment on existing residential neighborhoods. Pursue pavement, gate, and pedestrian crossing upgrades to the railroad crossing at Main Street (SR 303) in cooperation with the Federal government and the Cuyahoga Valley Scenic Railroad.

7. **Facilities and Services:** Continue to build upon relationships with the School District, Library, other recreational site owners, and the Recreation League to ensure availability for Village resident recreation use. Investigate cooperative maintenance agreements and other financial support sources as appropriate. Build on existing properties and facilities to ensure adequate recreational use opportunities for all Village residents and visitors. Explore the formation of a recreational district with Boston Township or other adjacent communities. Adopt zoning requirements to ensure that future land uses protect and conserve important Village natural, physical, cultural, and historical resources and open space and enhance environmental stewardship. Undertake a careful review of the status of the Village Service Garage and Players Barn properties, including reuse capabilities and scenarios. Ensure that the scope of water/sewer availability is consistent with the goals and policies of this Long Range Plan Update.

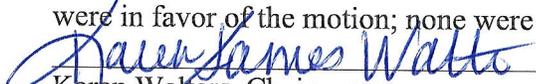
Continuously evaluate the need for improved storm water regulations and infrastructure. Monitor changes in communication technology to ensure the best service is available to the Village residents and businesses.

**8. Future Land Use:** Review future rezoning and development requests for consistency with this Long Range Plan Update's Future Land Use Map. Allow existing industrial uses to continue and support continuation of such uses in all ways consistent with this Long Range Plan Update's goals, but amend the Zoning Ordinance to provide if any existing industrial use should close, relocate, or otherwise cease operation, the property on which such use was formerly located should be redeveloped to accommodate uses consistent with this Long Range Plan Update's goals. Main Street should continue to be both a residential and commercial neighborhood. The commercial section should be consistent with that purpose and accommodate retail commercial and accessory uses that promote a sense of "small town" community that caters to Village residents, people from nearby and surrounding communities, and other pedestrians. Undertake water service and wastewater service feasibility studies consistent with the recommendations of this Long Range Plan Update. Consider the creation of subdivision regulations to protect the Village from the impacts of development of large tracts of land. Consider the creation of Mixed Use Overlay district standards in the Zoning Ordinance to encourage the development of small businesses to expand the Village's tax base.

Ms. McMahon emphasized this Long Range Plan Update outlines policy recommendations and strategies that the Village may pursue to ensure the goals of the Plan are achieved. The success of this Long Range Plan Update will be measured by how well the Village abides by its policies and carries out the various strategies to achieve the goals. To put this plan into action, an implementation strategy and mechanisms to monitor the progress must be established. It is recommended that the status of the plan implementation be reviewed at least annually, and the results of that review be shared with the public. Success will be evidenced by the cooperation and the collaboration between the Village government, residents, and businesses working together to achieve the goals of the Long Range Plan Update.

At the conclusion of the presentation, Mr. Canda encouraged the public audience members to ask questions. A few questions from the public were received and addressed. A topic of inquiry was how the plan addresses the possible development of vacant land in the Village. Ms. McMahon and Mr. Bryan stated that issue is addressed in the Plan through its recommendations to adopt subdivision regulations and conservation overlay regulations. The ability of the federal government to step in and control these tracts of land if it desires to do so was also discussed. A question was asked about procedural aspects of the proposed Historic District Overlay Ordinance pertaining to what authority the Planning Commission would have in the process v. the authority of the BZA. Ms. McMahon stated that was not something that was outlined in the Plan but was a matter that would be discussed in the implementation stage of that proposed ordinance. It was noted that subject would be on the agenda at the next Regular Planning Commission Meeting.

Adjournment: Ms. Walters made a motion to adjourn that was seconded by Mayor Mayer. All were in favor of the motion; none were opposed. The meeting was adjourned at 8:28 p.m.

  
Karen Walters, Chairperson

4.22.2019  
Date