

**RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION
JUNE 24, 2019**

Call to Order: The Meeting was called to order by Chairperson Karen Walters at 7:00 p.m. The Roll call was conducted by Solicitor Brad Bryan.

Kevin Royer: Present

Mayor Douglas Mayer: Absent

Council Representative Chris Weigand: Absent

Chairperson Karen Walters: Present

Greg Canda: Present

Others Present:

Brad Bryan – Solicitor

Rita McMahon – Planning Consultant

Consideration of Minutes:

May 6, 2019 Long Range Plan Meeting

A motion was made by Mr. Royer to approve the May 6, 2019 Long Range Plan Meeting Minutes as written that was seconded by Mr. Canda.

Roll call vote, Mr. Royer: yes; Ms. Walters: yes; Mr. Canda: yes. The May 6, 2019 Long Range Plan Meeting Minutes were approved.

May 28, 2019 Planning Commission Meeting

A motion was made by Mr. Canda to approve the May 28, 2019 Planning Commission Meeting Minutes as written that was seconded by Mr. Royer.

Roll call vote, Mr. Royer: yes; Ms. Walters: yes; Mr. Canda: yes. The May 28, 2019 Planning Commission Minutes were approved.

Citizens Participation: Mr. Richard Slocum of 1563 Mill Street asked the Commission to reconsider District Regulations Chapter 1105.06 (Mixed Use District) and 1105.09 (Mixed Use Overlay). He is asking the Commission to remove the 12 unit per acre limit in the Mixed-Use District and make it a much smaller number of units per acre. Mr. Slocum feels that 12 units per acre is too enticing and could allow a developer to build either stack flats or townhouses. Mr. Slocum does not believe the lack of water or sewer is a deterrent. He feels that tighter restrictions are needed. He stated it is a big concern to the residents in the area. If a 12 unit per acre development were to happen, the 2 cars per unit, along with the tourism, would bring too much traffic and noise for the small area. Currently, there is a one-bedroom basement unit in their neighborhood going for \$1,200 a month. He stated there is an unmet need for housing in the Village. Ms. Walters responded there are many units in the area that go for \$600 per month. Mr. Slocum agreed but stated his fear is that without stronger zoning regulations, what would stop a wealthy developer from taking the Village to court repeatedly and potentially bankrupting the Village with legal fees. Mr. Bryan stated the Long Range Plan and Code amendments will help fortify the Village against Mr. Slocum's scenario. Ms. McMahon agreed that further discussion

on density needs to take place to limit overgrowth, so the Village can maintain the small town atmosphere.

Mayor's Report: None.

Council Liaison Report: Mr. Weigand was absent, but Ms. Holody, who was in the audience at the meeting, reported about the Canal Street property receiving a 60-day extension until the July Regular Council Meeting. Ms. Holody also asked the Commission to take a few moments to pay tribute to the late Mary Booth and all she did for the Village.

New Business:

Proposed changes to Chapter 1105 of the Zoning Code District Regulations and Chapter 1109, Land Use Tables.

Ms. McMahon outlined the changes that were made to both the District Regulations and Land Use Tables. She commented that a new zoning map would have to be drawn after all changes are agreed upon and adopted. The general consensus of the Commission was to simplify and generalize the Land Use Table descriptions so that they are not too specific.

Old Business:

Proposed Historic Preservation Overlay District Ordinance

Discussion regarding this topic was postponed due to time constraints and citizens waiting for action and discussion on the proposed Short-Term Rental Ordinance.

Proposed Short-Term Rental Ordinance

After permitting citizens participation on this issue, Ms. Walters asked if the Commission Members had read the updated draft of the Short-Term Rental Regulations and if they had any comments. The citizens' consensus was they were happy with the updated draft of the proposed regulations. The regulations are needed to ensure that all property owners meet a certain standard. Ms. Holody stated the draft reads well and will help spur entrepreneurial economic development opportunities by taking advantage of tourism, yet protect the Village residents' quality of life. A motion was made by Ms. Walters to endorse the adoption of the Short-Term Rental Ordinance and forward it to Council. The motion was seconded by Mr. Canda.

Roll call vote, Mr. Royer: yes; Ms. Walters: yes; Mr. Canda: yes. The motion was adopted.

It was decided that the Planning Commission will meet next at its regularly scheduled July 22, 2019 meeting. Ms. McMahon highlighted the additional zoning code items she will be working on before the July meeting. Ms. Holody inquired about the amount of money left in the budget for Ms. McMahon's services. Ms. McMahon stated she has \$1,800 (18 hrs.) left in the budget.

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 9:44 p.m.



Karen Walters, Chairperson



Date