

RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION
July 22, 2019

Call to Order: The Meeting was called to order by Chairperson Karen Walters at 7:10 p.m. The Roll call was conducted by Ms. Walters, and the following members were present:

Kevin Royer: Present

Mayor Douglas Mayer: Present

Council Representative Chris Weigand: Absent

Chairperson Karen Walters: Present

Greg Canda: Present

Other Attendants:

Rita McMahon, Planning Consultant.

Consideration of Minutes: June 24, 2019 Planning Commission Meeting Minutes.

A motion was made by Mayor Mayer to approve the June 24, 2019 Planning Commission Meeting Minutes as written that was seconded by Mr. Royer.

Roll call vote: Mr. Royer, yes; Mayor Mayer, abstain; Ms. Walters, yes; Mr. Canda, yes. The June 24, 2019 Minutes were approved.

Citizens Participation: Mr. Richard Slocum, resident of 1563 Mill Street, expressed positive comments on the June 24, 2019 meeting minutes. He also stated he has difficulty finding information on the Village's website due to the information being saved as PDF files. That format prevents the information from being searchable. Finally, Mr. Slocum asked that copies of all handouts during any Council or Planning Commission meetings be handed out to participating citizens as well.

Mayor's Report: Mayor Mayer reported that both he and Ms. Walters attended an information session last week put on by the National Park. The Park wants to expand vendor services such as camping, horseback riding, and canoeing, just to name a few, in and around the park to enhance its appeal and increase revenues.

The Mayor further commented that Council asked him to speak with the Golf Course Trustees about the Village's interest in purchasing some acreage for future sewer plant and Service Department needs. The Golf Course declined the Village's interest on the basis that a sewer plant could potentially harm the sale of the additional acreage. Since the National Park has yet to commit to the Golf Course, consideration is being given to selling to developers. Based upon that information, Ms. McMahon advised the Commission to revisit the Conservation/Recreation Overlay Ordinance it previously considered in order to protect the Village in the event the Golf Course is not purchased by the National Park.

With that in mind, the Commission decided to schedule a Special Planning Commission Meeting for July 29, 2019 at 7:00 p.m. to consider the Conservation/Recreation Overlay Ordinance.

Council Liaison Report: Nothing reported due to Mr. Weigand's absence. Ms. Holody commented she would like Ms. McMahon to speak to Council about the Long- Range Plan Update. She also stated Council approved the requested additional \$5,000 for Ms. McMahon's services.

Old Business:

Proposed Historic Preservation Overlay District Ordinance.

Ms. Walters read a letter submitted by long term resident, Lois Unger, regarding the proposed Short-Term Rental and Historic Preservation Overlay District ordinances. (See Attachment)

Ms. McMahon gave an overview of the changes she made to the Historic Preservation Overlay District Ordinance along with small boundary changes made to the map.

A motion was made by Ms. Walters to approve the Historic Preservation Overlay District Ordinance that was seconded by Mayor Mayer.

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

Proposed Changes to Chapter 1105 of the Zoning Code, District Regulations.

Ms. McMahon discussed the changes made to Chapter 1105 of the Zoning Code, District Regulations. After questions and discussion, Ms. McMahon will update the proposed ordinance and provide the updated version to the Commission.

Proposed Changes to Chapter 1109 of the Zoning Code, Land Use Tables.

Ms. McMahon discussed the changes made to Chapter 1109 and Chapter 1141. She answered questions during her overview. The main discussion points concerned density and the regulation of units per acre, along with limiting hard surfaces and increasing permeable surfaces for flood purposes.

Ms. McMahon suggested the Commission wait and send all three ordinances, the Historic Preservation Overlay District Ordinance; Chapter 1105 of the Zoning Code, District Regulations; and Chapter 1109 of the Zoning Code, Land Use Tables, to Council at one time. Ms. McMahon will update changes to those ordinances and email them to the Commission Members.

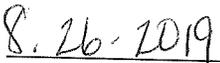
New Business: Proposed Changes to Chapter 1141, Standards for Specific Land Uses.

Ms. McMahon commented all information on Chapter 1141, Standards for Specific Land Uses, was covered under Old Business.

Adjournment: Mr. Mayor Mayer 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 9:40 p.m.



Karen Walters, Chairperson



Date