

**RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION
SEPTEMBER 23, 2019**

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

Kevin Royer: Present
Mayor Douglas Mayer: Present
Council Representative Chris Weigand: Absent
Chairperson Karen Walters: Present
Greg Canda: Present

Others Present:

Brad Bryan – Solicitor
Rita McMahon – Planning Consultant

Consideration of Minutes: August 26, 2019 Regular Planning Commission Meeting
A motion was made by Mayor Mayer to approve the August 26, 2019 Planning Commission Meeting Minutes as written that was seconded by Ms. Walters.

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

Citizens Participation: None.

Mayor's Report: Mayor Mayer reported the Countryside Conservancy would like to purchase the Players Barn and the half acre the barn sits on. The National Park has a private individual to purchase and renovate the barn to the needs of the National Park. After renovations are complete, the barn would be turned over to the Park Conservancy to complement the existing connected farm. The Mayor recently had the property and barn appraised, and the estimated value is \$300,000 - \$350,000. The Commission members were interested in pursuing the sale of the barn, but further information is needed. Discussion on this issue will take place at the next Planning Commission meeting. Members also suggested that the barn either be used as a land swap with the National Park or the funds from the sale be allocated for Village capital projects or improvements. Mr. Bryan will look into the situation further with the assistance of the Mayor.

The Mayor also notified the Commission about the National Park's E-bike unveiling event that took place on September 5, 2019. Mill Street was closed to traffic and set up with E-bike tents for interested pedestrians. The Mayor suggested the Planning Commission should invite Park liaisons to more meetings, since the Park has expressed strong interest in working with the Village and helping the Village to solve various issues facing the community. Councilperson Holody stated she has been talking with National Park Assistant Superintendent Lisa Petit about forming a five-member shared interest committee consisting of one member from each of the following: National Park, Conservancy, Village Council, Village Planning Commission, and Community. Ms. Holody stated she will forward her meeting notes to the Planning Commission.

Council Liaison Report: Mr. Bryan read the Liaison's report stating Council approved the Short-Term Rental Ordinance. Ms. McMahon met with Council prior to the Regular Meeting to discuss both the Long-Range Plan Update and the Short-Term Rental Ordinance. A public hearing is scheduled for October 14, 2019 at 6:30 p.m. before the next Regular Council Meeting for the Conservation/Recreation Overlay Legislation. Ms. McMahon will put together a summary and explanation for the Ordinance for the public hearing. She will be out of town and will not be able to be present for the hearing.

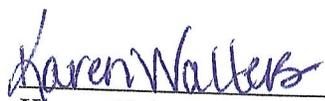
Old Business: Proposed Subdivision Regulations. Ms. McMahon discussed the proposed Subdivision Regulations and noted adjustments that need to be made in areas such as General Street Design Criteria, Pedestrian Circulation System, Water, and Easements.

New Business: Revisiting Village Parking Options. Ms. Walters commented on the severe vehicle and semi-truck traffic on State Route 303. The potential hazards to pedestrians and motorists are increasing. It is thought that the traffic increase is caused by both the State Route 8 road construction and GPS systems directing drivers to use State Route 303 as a cut-through to 271 North. Truck Route signage is being erected on both State Route 8 and 271 directing trucks to stay on the highways. In 2016, an axel measurement strip was placed in the center of Peninsula on Route 303. It was determined that over 600 semi-trucks use Rt. 303 in the Village each day. The Planning Commission believes that issue presents the perfect opportunity for the National Park and Village to work together towards a viable solution.

Ms. Walters brought up the hazardous blind corner on Mill Street where the Train Depot is located. If there was a potential to purchase land to lengthen Locust Street, giving direct access to Terry Lumber, General Die Casters, and the National Park parking lots, then Mill Street could be closed and converted to a pedestrian friendly open-air market area in the downtown. The Planning Commission would like study that issue. Ms. McMahon believes that issue presents another perfect opportunity to work together with the National Park. She will create a preliminary drawing for the Commission to review and possibly take to the National Park to begin improvement discussions.

Ms. Walters also discussed the potential easement on O.D.O.T. land that the Village might be able to use for additional parking. The land is located on Route 303 just east of the last house on the south side of Rt. 303.

Adjournment: Mr. Mayor made a motion to adjourn that was seconded by Ms. Walters. All were in favor of the motion; none were opposed. The meeting was adjourned at 9:13 p.m.



Karen Walters, Chairperson



Date