

**RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION
OCTOBER 28, 2019**

Call to Order: The meeting was called to order by Chairperson Walters at 7:14 p.m.

Roll Call: The Roll Call was conducted by Ms. Walters.

Kevin Royer-- Present

Greg Canda-- Present

Chairperson Karen Walters-- Present

Chris Weigand-- Present

Mayor Doug Mayer-- Absent

Village Planning Consultant Rita McMahon was also present.

Documents:

Subdivision Regs Draft 8-30-19.rtf – Rita McMahon

Subdivision Regs Draft 8-30-19.docx – Rita McMahon

Consideration of Minutes: September 23, 2019 Regular Planning Commission Minutes

A motion to amend the Minutes to correct the spelling of the word 'depot' on page 2 in paragraph 4 and approve the Minutes as amended was made by Mr. Royer and seconded by Mr. Canda.

Roll Call Vote: Mr. Royer-yes; Ms. Walters-yes; Mr. Weigand-abstain; Mr. Canda-yes. The Minutes were approved as amended.

Citizens Participation: Mr. Canda mentioned letter from Deb Rozovsky to Council. A discussion took place about the proposed Historic Preservation District Overlay Ordinance. Ms. McMahon and Mr. Weigand indicated that the Commission has not yet referred the proposed ordinance to Council. Ms. Walters said the Commission would place the matter on the agenda for discussion at the next Regular Planning Commission Meeting.

Mayor's Report: None.

Council Report: Mr. Weigand reported that Council asked the Mayor to send a letter to local trucking companies asking them to reduce truck traffic on 303. Mr. Weigand also updated the Commission on the Conservation/Recreation Overlay Ordinance. There was a Public Hearing on the proposed ordinance before the last Regular Council Meeting. The Conservancy had a couple of suggested changes. Ms. McMahon is working on new wording adjustments based upon those suggestions.

Old Business:

Conservation/Recreation District and Overlay Ordinance: Ms. McMahon reported on feedback received from the Conservancy attorneys. They suggested that the wording of the lot yield paragraph (1119.04(b)) be clarified. Ms. McMahon stated she is “word-smithing” that section to make sure it is absolutely clear. The Conservancy also had concerns about making sure commercial recreation uses consistent with the intent of the Conservation/Recreation Overlay District would be permitted. Ms. McMahon recommended a special use permit approach that would allow commercial recreation in the District with Planning Commission and Council approval. The Planning Commission will review these changes at its next Regular Meeting.

Subdivision Regulations: Ms. McMahon provided an overview of the changes she made in response to the feedback received at the September Planning Commission Meeting. (Reference attached document ‘Subdivision Regs Draft 8-30-19.rtf / .docx’ issued to Planning 9-30-19 via email) The Planning Commission asked Ms. McMahon to double check spelling, punctuation, etc. before the final draft. This matter will be on the agenda for the next Regular Planning Commission Meeting after the Commission Members review the final clean draft.

New Business:

Zoning Code Chapters 1113, 1117, 1121, and 1125:

Ms. McMahon provided an overview of the revisions made to the above chapters.

1) 1113: The minimum floor area and maximum floor area requirements were increased. A discussion took place about home sizes – larger vs smaller, district by district, and maximum house size. Mr. Weigand asked if other communities have maximum sizes. Ms. McMahon stated they do in order to limit the amount of large housing stock. The Commission proposes a 1,000/700 sq. ft. minimum for R-2 and to keep R-1 as it currently is at 1400/800 sq. ft. The Commission requested that the R-1 maximum be 5,500 sq. ft. the same as in the Conservation/Recreation Overlay District. A discussion then took place about Multiple Family Dwelling square footage. Ms. McMahon stated smaller square footage may encourage multi-family development. Accessibility issues, areas for aging residents to stay in Peninsula, and avoiding gentrification were discussed. The Planning Commission recommends leaving the minimum square footage for Multiple Family Dwellings the same as it is now at 400/550/700 sq. ft. The Commission requested that Two and Three Family Dwelling standards be more consistent with the 1000/700 Single Family square footage requirements and the basement distinction be eliminated.

2) 1117: Ms. McMahon recommended changing the rear and side fence height provisions to allow fences up to 6 feet in height in both Residential and Commercial Districts. The Commission members stated they agreed with that recommendation. A discussion took place about fencing on industrial properties. Ms. McMahon was requested to amend the chapter to permit 6 foot fences on industrial properties as well. A discussion took place about the minimum greenbelt requirement in front of parking areas. Ms. McMahon recommended a five foot width for such greenbelt areas.

3) 1121: Ms. McMahon stated everything is generally well written in this section. She asked about Section 1121.05 and the proper length of time for the expiration of a non-conforming use. The Ohio Revised Code states the Village can adopt a period from 6 months to

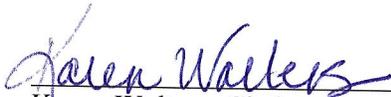
two years. Ms. McMahon stated 6 months is too short. The proper length of time was discussed. The golf course property was used as an example to help understand the non-conforming use topic. The Commission decided to continue this discussion at a future meeting.

4) 1125: The Commission decided to discuss this section at the next Regular Meeting.

Meeting Schedule: The Commission next discussed the schedule for meetings for the balance of the year. A motion was made by Mr. Canda and seconded by Mr. Royer to hold one additional Regular Meeting this calendar year on Monday December 2, 2019 at 7:00 p.m. at Village Hall.

Roll Call Vote: Mr. Royer-yes; Ms. Walters-yes; Mr. Weigand-yes; Mr. Canda-yes. The motion was approved.

Adjournment: A motion to adjourn was made by Mr. Canda and seconded by Mr. Royer. All were in favor of the motion; none were opposed. The motion was adopted. The Meeting adjourned at 9:18 p.m.



Karen Walters, Chairperson

12.2.2019
Date