

DRAFT

**RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION
JANUARY 27, 2020 REGULAR MEETING**

Call to Order: The Meeting was called to order by Chairperson Karen Walters at 7:04 p.m.

Roll Call:

In Attendance:

Karen Walters – Present
Kevin Royer – Present
Dan Schneider, Mayor – Present
Chris Weigand – Present
Greg Canda – Absent

Others Present: Brad Bryan, Village Solicitor, and Rita McMahon, Aislinn Consulting LLC

Consideration of Minutes:

December 2, 2019 Planning Commission Meeting Minutes: A motion was made by Mr. Weigand and seconded by Ms. Walters to approve the December 2, 2019 Planning Commission Meeting Minutes.

Roll Call Vote: Mayor Schneider, abstain; Ms. Walters, yes; Mr. Royer, yes; Mr. Weigand, yes; The Minutes were approved.

Citizens Participation: Richard Slocum of 1563 East Mill Street thanked the Planning Commission for making available a draft of the working documents for the agenda. He also stated he would like to see draft minutes published within two weeks after each meeting. Solicitor Bryan stated it should not be a problem.

Mayor's Report: Mayor Schneider stated he is working on getting caught up on all matters.

Council Liaison Report: Mr. Weigand stated Council scheduled a Public Hearing on the proposed Subdivision Regulations Ordinance for 6:30 p.m. on Monday, February 10, 2020 before the Regular Council Meeting. He also stated Council discussed the closure of W. Mill St. for Ramp Up Peninsula, and Council is in support of the closure. Mr. Weigand stated he still needs to speak with Terry Lumber and the Art Academy to get their feedback, but both the Park and Trail Mix are in favor of the Mill Street closure. Ramp Up Peninsula is scheduled for Saturday, April 25, 2020.

Comprehensive Sidewalk Maintenance Plan: Mr. Weigand informed the Commission that Council discussed the sidewalks. Mr. Fisher and the Mayor are working to address a few current issues with the sidewalks, but due to weather and schedules, progress on the matter has been slow. Most felt the Planning Commission should develop a comprehensive sidewalk policy for the Village so that all future issues are handled fairly and consistently. Ms. Walters stated she would like to start those discussions at the next Planning Commission Meeting. Mr. Weigand

DRAFT

DRAFT

suggested that a sidewalk audit be completed along with forming a Committee that would include residents and Planning Commission members.

Lot Consolidation Request: Mr. Bryan explained a survey plan was filed with the Village by Michael and Lisa Gaskill to consolidate 4 lots located at 5995 Center Street into a single lot. Mr. Bryan stated per Ohio Revised Code Chapter 711, the Village Planning Commission has authority over the approval of lot split and consolidation decisions. The consolidation request needs to meet both the requirements of the Village Zoning Code and the County Health Department Code for septic treatment. Mr. Bryan explained this property is presently the subject of litigation between the Gaskills and an adjoining property owner. The Village has been made a party to that suit by the adjoining property owner.

After Solicitor Bryan swore in Michael Gaskill, Mr. Gaskill proceeded to explain his lot consolidation survey plan that was handed out to the Planning Commission members and his reasons for wanting to consolidate the lots. Mr. Bryan stated in most instances, from the Village's perspective, he would recommend the consolidation of commonly owned residential lots of this type into a single parcel. In this instance, however, he would recommend that the consolidation request be denied, because it would result in the creation of a non-conforming accessory structure on the consolidated lot. Section 1117.09 of the Village Zoning Code permits accessory structures to be 15 feet high, and the partially built new carriage house/garage on Parcel #1100016 is 29 feet high. Mr. Bryan stated there is also an issue with the septic system that needs to be straightened out with the County Health Department. Mr. Gaskill stated he is in the process of rectifying that issue with the County. Mr. Bryan advised Mr. Gaskill that his options at this point were to: (1) request the Planning Commission to make a decision on the lot consolidation request (with the knowledge that Mr. Bryan was recommending that the request be denied); (2) withdraw the application with the ability to re-file it at a later date; or (3) agree to permit the Commission to continue the matter until after the April 14, 2020 trial date in the litigation matter, by which time further clarity from the court on the propriety of the new structure might be obtained. Mr. Gaskill stated he wanted the matter continued until after the trial date. Mr. Bryan clarified that any continuance of the matter was being made with Mr. Gaskill's consent. Mr. Gaskill agreed that he was consenting to the continuance of the matter.

A motion was made by Ms. Walters and seconded by Mayor Schneider to postpone consideration of the Gaskill Lot Consolidation Request, at Mr. Gaskill's request and with his consent, until the April 27, 2020 Planning Commission Meeting.

Roll Call Vote: Mayor Schneider, yes; Ms. Walters, yes; Mr. Royer, yes; Mr. Weigand, yes. The motion was approved.

Old Business: Ms. McMahon reviewed the changes to **Zoning Code Chapters 1113, Schedule of Regulations, 1117, General Provisions, and 1121, Nonconformities.**

A motion was made by Mr. Weigand and seconded by Mr. Royer to approve the changes made to Zoning Code Chapter 1113, Schedule of Regulations.

Roll Call Vote: Mayor Schneider, yes; Ms. Walters, no; Mr. Royer, yes; Mr. Weigand, yes. The motion was approved.

DRAFT

DRAFT

A motion was made by Mr. Weigand and seconded by Mr. Royer to approve the changes made to Zoning Code Chapter 1117, General Provisions.

Roll Call Vote: Mayor Schneider, yes; Ms. Walters, yes; Mr. Royer, yes; Mr. Weigand, yes. The motion was approved.

A motion was made by Ms. Walters and seconded by Mr. Royer to approve the changes made to Zoning Code Chapter 1121, Nonconformities.

Roll Call Vote: Mayor Schneider, yes; Ms. Walters, yes; Mr. Royer, yes; Mr. Weigand, yes. The motion was approved.

New Business: Zoning Code Chapter 1125, Schedule of Off-Street Parking, and Chapter 1129, Landscaping, Screening, and Planting.

Ms. McMahon discussed the changes to Chapter 1125, Schedule of Off-Street Parking. The Commission discussed the proposed changes to those sections. Ms. McMahon was asked to make the revisions to those Chapters recommended by the Commission and make sure that Chapters 1125 and 1129 are consistent. The revised versions of the above Chapters will be reviewed by the Commission at its February meeting.

Traffic Study Matters: This topic will be considered at the February meeting.

Adjournment: Mayor Schneider made a motion to adjourn that was seconded by Mr. Weigand. All were in favor of the motion; none were opposed. The Meeting adjourned at 9:05 p.m.

Karen Walters, Chairperson

Date

DRAFT