

RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION
February 24, 2020

Call to Order: The Meeting was called to order by Chairperson Walters at 7:00 p.m.

Roll Call:

Chairperson Karen Walters – Present
Kevin Royer – Present
Mayor Daniel Schneider, Jr. – Present
Council Representative Chris Weigand – Present
Greg Canda – Present (Arrived at 7:03 p.m.)

Others Present: Village Solicitor Brad Bryan and Planning Consultant Rita McMahon

Consideration of Minutes:

January 27, 2020 Planning Commission Meeting Minutes

A motion was made by Mr. Royer and seconded by Mr. Weigand to accept the January 27, 2020 Planning Commission Meeting Minutes.

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

Citizens Participation:

Richard Slocum of 1563 East Mill Street thanked the Planning Commission for making the draft minutes available online.

Steve Craig of 6086 Riverview Road noted the recent creation of a Village Council Wastewater Committee and asked if the Planning Commission was going to stay involved in Wastewater matters. Mr. Craig stated that he feels the Commission has a statutory role in the process. He noted that the Planning Commission previously recommended the Village move forward with planning for a central sewer system. Mr. Bryan explained that Council created the Committee because the EPA views the Village Wastewater situation as urgent and has given the Village an unofficial six-month deadline to determine whether it wants to move forward with a centralized system or come up with a program to ensure that individual residents have compliant septic systems. Due to that urgency, the Council Committee was created in order to gather relevant information as quickly as possible that can be utilized by the Village to come to an informed decision as to how to move forward. Mr. Bryan stated, after that work is performed, the Planning Commission will have a role to play in any future decisions on how to move forward. Mr. Weigand, who sits on Council, the Planning Commission, and the Wastewater Committee, stated he will help keep the Planning Commission informed on any future developments. The Planning Commission will have a role in determining whether a central system is needed, and if so, where the treatment facility will be located. Mr. Weigand stated, about a year ago, the Commission recommended a treatment plant site location and completed research on the preferred treatment system. That work does not need to be started from scratch. It will be reviewed and evaluated based upon new information and technology. Mr. Weigand also noted the Planning Commission completed the Long Range Plan Update, several Zoning Code

amendments, the Short-Term Rental Ordinance, the Historic District Overlay, and the Subdivision Regulations with the Village's wastewater needs in mind. The Mayor emphasized the Wastewater Committee has been formed to gather information, coordinate meetings with the many entities involved, and identify grant opportunities, all within the Ohio EPA's 6 month deadline.

Mayor's Report: Mayor Schneider stated the vacant Board of Zoning Appeals positions have been filled. He is still looking for a Zoning Inspector.

Council Liaison Report: Mr. Weigand stated Council held a Public Hearing on the proposed Subdivision Regulations Ordinance on Monday, February 10, 2020 before the Regular Council Meeting. He also mentioned the sudden and tragic passing of Councilmember Michael Matusz. Mr. Weigand confirmed that a Council Wastewater Committee comprised of Councilmembers Weigand, Krusinski, and Kaplan was formed. The Committee will hold its first meeting on Tuesday, February 25, 2020 at 5:30 p.m. at Village Hall.

Old Business:

Zoning Code Chapter 1125: Schedule of Off-Street Parking

Zoning Code Chapter 1129: Landscaping, Screening, and Planting.

Subdivision Regulations: Zoning Code Chapter 1159; Ordinance No. 34-2019

Ms. McMahon reviewed the changes to Zoning Code Chapter 1125 that were made at the request of the Commission at the January Meeting.

A motion was made by Mr. Weigand and seconded by Ms. Walters to recommend approval of Zoning Code Chapter 1125 as amended.

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

Ms. McMahon discussed the changes she made to Zoning Code Chapter 1129 and received feedback from the Commission regarding those changes.

The Commission decided it would hold off on voting on the Zoning Code Chapter 1129 amendments until the revised version is presented for its review at the March 23, 2020 Meeting.

Ms. McMahon and Mr. Bryan discussed the minor changes that were made to the proposed Subdivision Regulations based upon input received at the Public Hearing. They stated the changes involve clarifying that the ordinance also applies to lot consolidation requests and clarifying the requirements and procedures for minor subdivision requests.

A motion was made by Mr. Canda and seconded by Ms. Walters to recommend approval of the Subdivision Regulations (Chapter 1159) as amended.

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

New Business: Due to the lateness of the hour, the Commission decided to defer discussing the Sidewalk and Traffic Study matters on the Agenda until the March 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 was adjourned at 8:50 p.m.

Karen Walters, Chairperson

Date

Karen Walters

August 31, 2020
