



**AGENDA**  
**REGULAR MEETING OF PLANNING COMMISSION**  
**January 22, 2024 7:00 p.m.**  
**Peninsula Village Hall**  
**1582 Main Street**  
**Peninsula, Ohio 44264**

CALL TO ORDER; ROLL CALL

CONSIDERATION OF MINUTES  
November 27, 2023 Planning Commission Meeting

CITIZENS PARTICIPATION

MAYOR'S REPORT

COUNCIL LIAISON REPORT

HEARINGS: None.

OLD BUSINESS  
Wastewater and Water Projects

Area Master Plan

NEW BUSINESS  
Determination of How Commission Desires to Go About Evaluating Current Short-Term  
Rental Ordinance

ADJOURNMENT

**RECORD OF PROCEEDINGS**  
**VILLAGE OF PENINSULA PLANNING COMMISSION**  
**Held: Monday November 27, 2023**

**CALL TO ORDER:** Chairperson Walters called meeting to order at 7:00 p.m.

**ROLL CALL**

Chairperson Karen Walters	Present
Kevin Royer	Present
Mayor Daniel Schneider, Jr.	Present
Greg Canda	Present
Council Rep. John Krusinski	Absent

**OTHERS PRESENT:** Solicitor Brad Bryan

**CONSIDERATION OF MINUTES**

**June 26, 2023 Planning Commission Minutes:** Mr. Canda made a motion that was seconded by Mr. Royer to approve the submitted minutes. Roll call Vote: Chairperson Walters, yes; Mr. Royer, yes; Mayor Schneider, yes; Mr. Canda, yes. The Minutes were approved.

**CITIZENS PARTICIPATION:** Jodi Padrutt spoke against the appointment of people to the Area Master Plan Steering Committee that have multiple roles or positions. She feels the same people serve on too many entities as it is. The Mayor stated the community is small, and there are only so many people that want to serve.

Kathy Bertsch stated she appreciates the ability to have open discussions on Village issues at these Planning Commission Meetings. She stated that is not normal at Village Council Meetings. She stressed the need to have legislation go three readings so that the public is informed as to what is going on. Mr. Bryan noted some legislation is routine and noncontroversial and can be handled more expediently and efficiently rather than letting it linger for 3 months before it is passed. Council has let other legislation, such as the chicken ordinance and zoning amendment ordinances go more than 3 readings in the past few years. Mr. Canda noted how far Council has come compared to how it used to act.

Matthew Padrutt encouraged the Village to ban short term rentals entirely.

**MAYOR'S REPORT:** The Mayor reported a handful of property maintenance code violation notices were sent out.

Certain residents stated they did not receive the Village-wide mailing about the December 5, 2023 Public Meeting regarding the Wastewater Project. It was determined the problem may have been that the mailings were sent to their street addresses instead of their post office boxes. The Mayor stated the Village does not have a list of residents with post office boxes and encouraged those with boxes to provide their box address to the Village so they can be corrected on the Village mailing list.

Lois Unger suggested a Village email list be established for getting out community information. She also recommended giving people an online space to voice their thoughts and opinions on the community. She brought up different ways that monetary allocations could be made to help better the community. The Mayor voiced his understanding and stated the Village would see what it could do to establish a more robust email list.

Mr. Bryan reported the U.S. Department of Interior gave its consent to move forward with the steps necessary to examine whether the land exchange for the Player's Barn property for

**RECORD OF PROCEEDINGS  
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the Fire Station property was feasible. The Village was advised the process toward consummating such a deal would take another two to three years.

Ms. Walters asked for clarification of the change made by Council to the composition of the Master Plan Steering Committee. The Mayor explained the business community representative would now be selected by the Chamber of Commerce rather than Council. Jodi Padrutt questioned why the Foundation is entitled to a seat on the Steering Committee over other businesses. Mr. Bryan noted the Foundation is an important institution in the community and owns a large number of properties in the area covered by the Area Master Plan. He stated the major Village stakeholders that were contemplated as being part of the Steering Committee, which included the Foundation, were outlined in the Area Master Plan RFQ that was first presented to the Planning Commission and the public in June and was placed on the Village website in July. Mr. Canda stated it would be inappropriate if everyone on the Committee was also with the Foundation, but that is not the case.

**COUNCIL LIAISON REPORT:** None.

**HEARINGS:** None.

**OLD BUSINESS:** Ms. Walters reported there is nothing to report for the Main Street Program.

**NEW BUSINESS:** Ms. Walters stated the Commission needs to select its 2 representatives to Area Master Plan Steering Committee. Ms. Walters asked who was interested. Mr. Canda indicated he was. Mr. Royer, after asking what the responsibilities were, also stated he was interested. Mr. Canda asked if it was a problem that the Council Liaison for the Planning Commission would not be picked until January. Mr. Bryan stated Council will be choosing its 2 representatives, and the Planning Commission did not need to wait until the Council Planning Commission Representative was chosen. Mayor Schneider made a motion that was seconded by Ms. Walters to appoint Mr. Royer and Mr. Canda to be the two Planning Commission representatives to the Area Master Plan Steering Committee. Roll Call Vote: Chairperson Walters, yes; Mr. Royer, yes; Mayor Schneider, yes; Mr. Canda, yes. The motion was approved.

Ms. Walters reminded everyone of the upcoming December 5, 2023 6:00 p.m. Public Meeting regarding the Wastewater and Water Projects.

Mr. Bryan advised everyone to email the Administrative Clerk, Faith Dorton, in advance, any questions they want the County and Ohio EPA Officials to address. The Mayor asked anyone who needed their address updated or corrected to contact the Administrative Clerk.

**ADJOURNMENT:** Ms. Walters made a motion that was seconded by Mayor Schneider to adjourn the meeting. Roll Call Vote: Chairperson Walters, yes; Mr. Royer, yes; Mayor Schneider, yes; Mr. Canda, yes. The meeting was adjourned at 7:58 p.m.

Respectfully submitted:

Karen Walters, Chairperson

Date

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