

**RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION**

Held: Tuesday, May 28, 2024

CALL TO ORDER Karen Walters called meeting to order at 7:00 PM

ROLL CALL

Chairperson Karen Walters	Present	Kevin Royer	Present
Mayor Danial Schnieder, Jr.	Present	Greg Canda	Present
Council Rep. Doug Steidl	Present		

OTHERS PRESENT Solicitor Brad Bryan, Village Planner Rita McMahon, Peninsula Foundation Representative Denise English.

CONSIDERATION OF MINUTES

April 22, 2024 Planning Commission Meeting

Mr. Canda made a motion that was seconded by Mayor Schneider to clarify in the portion of the minutes regarding the G.A.R. Hall’s request for a Historic District Certificate of Appropriateness that the Commission asked for additional plans and information regarding the pergola only, not the patio itself. Roll call vote: Ms. Walters, yes; Mr. Royer, yes; Mayor Schneider, yes; Mr. Canda, yes; Mr. Steidl, abstain. Mr. Canda made a motion to approve the minutes as amended that was seconded by Mayor Schneider. Roll call vote: Ms. Walters, yes; Mr. Royer, yes; Mayor Schneider, yes; Mr. Canda, yes; Mr. Steidl, abstain. The minutes were approved.

CITIZENS PARTICIPATION

Ms. Walters welcomed new faces in the audience and reminded everyone their time is limited to three minutes.

Mo Riggins stated her discussions with other residents has revealed that most people do not want short-term rentals. She noted many of the Village short-term rental properties have updated their online listings since the application reviews and inspections took place.

Steve Craig said he disagrees with the proposed increase in the minimum number of days on the updated Options presented at this meeting. He stated if people want less short-term rentals, the minimum number of days should be lowered, not increased.

Richard Slocum stated he also thinks the residents do not want short-term rentals. He also questioned the wording of the revised parking requirements that limit the number of vehicles to the number of available parking spots minus one.

Debbie Radar stated she specifically purchased her house in the Village as an investment property because she was able to utilize it for short-term rentals.

Rich Piekarski, who is also a short-term rental property owner, asked what is the downside of short-term rentals? Mr. Royer stated permitting short-term rentals drives up the cost of purchasing property and property taxes in the Village. It also reduces the number of residents and the income tax base.

Will Houghtaling, another short-term rental property owner, stated his short-term rental tenants patronize the Village businesses. He follows the rules and supports reinforcing and enforcing the regulations.

MAYOR’S REPORT

The Mayor stated he had nothing to report this evening.

COUNCIL LIAISON REPORT

Mr. Steidl stated there was no legislation on last month's Council Meeting Agenda. Council approved quotes for outfitting the new police cruisers, including the K-9 vehicle.

HEARINGS

Request of Peninsula Foundation for Certificate of Appropriateness for Proposed G.A.R. Hall Patio and Pergola.

Ms. Walters recused herself due to her position with the Peninsula Foundation. Ms. McMahon reported she requested information on whether the pergola was going to be painted and how the design would integrate with the existing construction. Ms. English, who was present representing the Peninsula Foundation, explained the pergola will be made of wood and be stained white to compliment the light tones of grey on the building. Ms. McMahon confirmed that the height, size, and location of the pergola is not a problem.

Mr. Steidl made a motion to approve the certificate of appropriateness, and Mr. Royer seconded the motion. Roll call vote: Mr. Royer, yes; Mayor Schneider, yes; Mr. Canda, yes; Mr. Steidl, yes. The motion was approved.

OLD BUSINESS

Wastewater and Water Projects

The Mayor read an email from the City of Hudson Mayor stating Hudson was pausing its water expansion plans until it finds out whether it will receive a grant to upgrade its infrastructure. The Mayor explained there are currently five districts in Hudson that do not have water. Four of those districts do not want to be assessed for service and want to stay on well water. No decision has been made with respect to the fifth district. Cuyahoga Falls is not an option, which leaves Cleveland and Akron remaining. Mr. Bryan noted the City of Akron appealed the federal district court ruling denying its request to modify the Federal EPA consent decree. The Village will be a party to an amicus brief that will be filed in that case that is currently being drafted by the County Law Department.

The Mayor reported there are surveyors in town performing geological studies related to the sewer project. Mr. Royer stated he received a questionnaire in the mail from the engineers. All residents in the tentative sewer district should get one if they have not already received it.

Area Master Plan

Mr. Bryan shared a community workshop with OHM is scheduled for Monday June 10, 2024 from 6:00 p.m. to 8:00 p.m. at the G.A.R. Hall. Everyone is encouraged to attend, and information regarding this event is posted on the Village website.

Mr. Steidl asked about the Cuyahoga Valley Scenic Railroad parking. The Mayor advised no new information or plans have been submitted. The organization has not responded to the Village's request for a meeting on this issue once the CVSR is ready to meet. A temporary on-street parking solution is in place.

NEW BUSINESS

Review of Possible Amendments to Short-Term Rental and Short-Term Rental Tax Ordinance
Option 1 – Amend Ordinance and Maintain Existing Structure

Option 2 – Prohibit New S-T Rentals, Grandfather Existing Permits for Existing Owners if Continue to Comply with Requirements, No Limits on Owner-Occupied S-T Rentals

Option 3 – Prohibit New S-T Rentals in Residential Zones, Grandfather Existing Permits for Existing Owners if Continue to Comply with Requirements, Permit Up to Five Permits in Commercial and Mixed-Use Districts Combined, No Limits on Owner-Occupied S-T Rentals

Proposed Amendment to S-T Rental Tax Ordinance

Ms. McMahon reviewed the updates to the Options that she and Mr. Bryan made from last month's versions, and the options were discussed in detail by the Commission. Mr. Canda asked about the rules on a livable accessory building on a parcel and used "the Bronson house" as an example. Ms. McMahon shared that if there are two legal units on property, one can be rented, not both. Mr. Canda first asked about permitting 5 short-term rentals in the R-1 District and none in the R-2 District. Mr. Bryan stated that system would be hard to justify on a legal basis. Mr. Canda then proposed reducing the number of available R-2 permits from fifteen to five in the combined districts. Mr. Steidl suggested he might consider reducing the number from fifteen to ten.

Mr. Royer shared he still prefers Option 2 based upon his stated concerns about rising property taxes. Ms. Walters stated the increase in home prices and property taxes in the Village is not primarily the result of short-term rentals. It is due to the shortage of available properties on the market and because people want to live in the Village. She feels the only problem with short-term rentals is the need to strengthen and enforce the rules, and the Village is in the process of doing that.

The Commission members requested that the minimum number of rental days per year be changed to 60, and that short-term rentals be allowed in the Mixed-Use District in Version 1.

Mr. Canda asked how the Village determines what is a bedroom. Ms. McMahon responded by stating the simple answer is that it is a room with a bed in it, but that number is limited by the number of bedrooms permitted by the Summit County Health Department in connection with the septic system permit for the property. Mr. Canda requested that an amended Version 2 allowing for 5 permits in R-1 and 10 in the three combined districts be drafted for the Commission's consideration at the next meeting. Mr. Bryan and Ms. McMahon stated a version containing that change would be drafted.

Mr. Canda reminded everyone the first Peninsula Live event will take place on Friday, June 7, 2024.

Ms. Riggins and Mr. Slocum requested that the list of permitted short-term rental properties be posted on the Village website. Mr. Bryan and the Mayor stated that request will be accommodated.

ADJOURNMENT

Mayor Schneider made a motion to adjourn the meeting that was seconded by Mr. Steidl. Roll call Vote: Chairperson Walters, yes; Mr. Royer, yes; Mayor Schneider, yes; Mr. Canda, yes. The meeting was adjourned at 9:03 PM.

Respectfully submitted:
Karen Walters, Chairperson

Date




