

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

Held: Monday, June 24, 2024

CALL TO ORDER: Chairperson Walters called the meeting to order at 7:02 p.m.

ROLL CALL:

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

OTHERS PRESENT: Village Planner Rita McMahon and Solicitor Brad Bryan

CONSIDERATION OF MINUTES:

May 28, 2024 Planning Commission Meeting

Mr. Steidl made a motion that was seconded by Mr. Canda to approve the Minutes. Roll call vote: Ms. Walters, yes; Mr. Royer, yes; Mayor Schneider, yes; Mr. Canda, yes; Mr. Steidl, yes. The Minutes were approved.

CITIZENS PARTICIPATION: Mo Riggins stated the posted approved short-term rental list contains more than the permitted number of certified properties under the ordinance. Mr. Bryan noted that owner-occupied rentals do not count toward the limits. Ms. Riggins requested Ms. Walters to recuse herself from the short-term rental ordinance vote due to the number of properties her employer manages.

Amy Frank-Hensley stated she is in favor of Option 2.1 for the short-term rental ordinance amendments. She asked that more information be provided on any water system project before any determinations are made about whether the Village will move forward. She brought up the Village website posting that encourages residents to reach out to Hudson on behalf of the Village Council asking Hudson to provide water to the Village. She noted Council did not authorize that action. The Mayor stated that posting was worded poorly and was taken down after Ms. Frank-Hensley brought it to the Village's attention. She stated she is against permitting an adult use marijuana dispensary in the Village.

Richard Slocum stated his measurements concluded that based upon the current State law proximity rules, there is no commercial parcel in the Village on which a marijuana dispensary could be located. Ms. McMahon stated she did not consider the train property and would look at the matter again. Mr. Slocum stated he is against permitting a dispensary.

Lois Unger requested that short-term property owners who are breaking the rules be held accountable.

MAYOR'S REPORT: The Mayor announced there was an emergency road repair made in the area of Stine and Riverview Roads. The area will be repaved in July in connection with this year's Riverview Road Project. Regarding water, he received some encouragement that Hudson could change its mind regarding providing water to the Village in the near future. It is unlikely that Summit County would pay for the project.

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

Held: Monday, June 24, 2024

COUNCIL LIAISON REPORT: Mr. Steidl reported Council approved replacing 20 monument type street signs. He stated both versions of the marijuana dispensary legislation will be on second reading at next month's Council Meeting.

HEARINGS: None.

OLD BUSINESS:

Wastewater and Water Projects

These matters were discussed in the Mayor's Report.

Area Master Plan

Mr. Canda reported on the Village Tour with the OHM representatives and the Community Open House held at the G.A.R. Hall earlier in the month. He commented that the Open House allowed the residents to interact with the OHM people and feel included in the project.

Mr. Bryan reported OHM is waiting on a few more responses from the Steering Committee members before selecting the next Steering Committee meeting date.

Review of Possible Amendments to Short-Term Rental and Short-Term Rental Tax Ordinance

Option 1 (June Revised Version) – Amend Ordinance and Maintain Existing Structure

Option 2 (June Revised Version) – Amend Ordinance; 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 2.1 (New) – Amend Ordinance; Limit Number of Permits to 5 in R-1 and 10 in R-2, Commercial, and Mixed-Use Combined; Grandfather Existing Permits for Existing Owners if Continue to Comply with Requirements; No Limits on Owner- Occupied S-T Rentals

Proposed Amendment to S-T Rental Tax Ordinance (No Changes from April Version)

Ms. McMahon explained in detail the updates since the last meeting and the differences between the 3 versions.

Mr. Canda asked what the consequences are if someone doesn't submit their renewal application in time and why the ordinance provides for a maximum number of parking spaces. Ms. McMahon explained if someone does not submit their application on time, there is a late fee provision. Property owners that submit late applications also risk being jumped ahead of in line for existing permits, depending on which version is adopted. The maximum parking requirement prevents property owners from excessively paving their properties and turning them into parking lots. Mr. Canda asked whether carbon monoxide detectors need to be included along with the smoke detectors. The Commission suggested that a carbon monoxide detector requirement should be added.

A suggestion was made to allow owner occupied rental property owners live in the accessory building and rent the main building. Ms. McMahon suggested in that case, the

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

Held: Monday, June 24, 2024

application should need to clarify at the outset which building would be rented and which would be lived in. The property owner should not be able to switch during the course of the year without amending their application.

Mr. Royer shared that he prefers Option 2 in order to eliminate short-term rentals as a whole, in due time.

The Mayor stated he is happy to keep the structure of the ordinance as-is, with all the most recent improvements and enforcement provisions.

Mr. Canda made a motion that was seconded by Mr. Steidl to recommend to Council amended Version 2.1 of the ordinance with the additional changes requested in the meeting pertaining to owner-occupied accessory buildings, carbon monoxide detectors, and a December 31 final application cutoff for renewal applications. Roll call vote: Ms. Walters, abstain; Mr. Royer, no; Mayor Schneider, yes; Mr. Canda, yes; Mr. Steidl, yes. The motion was approved.

Mr. Steidl made a motion that was seconded by Mayor Schnieder to recommend to Council the proposed amendments to the short-term rental tax chapter, which provide for changing the due date for the tax returns and payments to the end of the month after the expiration of each quarter versus the end the next quarter. Roll call vote: Ms. Walters, yes; Mr. Royer, yes; Mayor Schneider, yes; Mr. Canda, yes; Mr. Steidl, yes. The motion was approved.

NEW BUSINESS:

Marijuana Dispensary Legislation (Versions 1 and 2)

Mr. Bryan clarified this issue is a Council matter, but the Planning Commission can weigh in on the issue and make a recommendation to Council. The Commission discussed surrounding municipalities and their decisions regarding this issue. Mr. Royer stated since there is a dispensary in Cuyahoga Falls, there is no need for one to be placed in the Village. Mr. Steidl stated if Council were to permit this type of establishment, changes to the Zoning Districts might need to be made. The question was asked whether this matter is something that should be considered in connection with the Area Master Plan. Mr. Canda made a motion that was seconded by Mr. Royer to recommend that Council adopt the version of the ordinance that would prevent medical and adult use marijuana dispensaries from locating in the Village. Roll call vote: Ms. Walters, yes; Mr. Royer, yes; Mayor Schneider, yes; Mr. Canda, yes; Mr. Steidl, yes. The motion was approved.

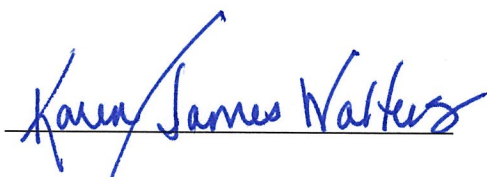
ADJOURNMENT:

Ms. Walters made a motion to adjourn the meeting that was seconded by Mr. Royer. Roll call vote: Ms. Walters, yes; Mr. Royer, yes; Mr. Canda, yes; Mr. Steidl, yes. The meeting was adjourned at 8:28 p.m.

Respectfully submitted:

Karen Walters, Chairperson

Date



9/23/24