



AGENDA
REGULAR MEETING OF PLANNING COMMISSION
September 23, 2024 7:00 p.m.
Peninsula Village Hall
1582 Main Street
Peninsula, Ohio 44264

CALL TO ORDER; ROLL CALL

CONSIDERATION OF MINUTES: June 24, 2024 Planning Commission Meeting

CITIZENS PARTICIPATION

MAYOR'S REPORT

COUNCIL LIAISON REPORT

NEW BUSINESS

1. Review and Consideration of Site Plan Application from County of Summit, Department of Sanitary Sewer Services, to Locate Wastewater Treatment Plant within Designated Closed Portion of Village Akron-Peninsula Road Right-of-Way at the North End of North Locust Street (D.S.S.S. Project Q-28)
2. Resident Request for Legislation to Prevent Parking of Box Truck and 20' Equipment Trailer on Residential Property

OLD BUSINESS

1. Wastewater and Water Projects
2. Area Master Plan

ADJOURNMENT

**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**

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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

COUNTY OF SUMMIT

D.S.S.S. PROJECT Q-208 PENINSULA ENVIRONMENTAL SUSTAINABILITY

LOCATED IN THE VILLAGE OF PENINSULA

SEPTEMBER 2024

PLANT 49



PROJECT LOCATION

APPROVALS

APPROVED _____ DATE _____
MICHAEL VINAY
DIRECTOR
DEPARTMENT OF SANITARY SEWER SERVICES

APPROVED _____ DATE _____
ROSS A. NICHOLSON, P.E.,
DEPUTY DIRECTOR
DEPARTMENT OF SANITARY SEWER SERVICES



LOCATION MAP
NOT TO SCALE

ARCHITECT & CIVIL ENGINEER
BURGESS & NIPLÉ, INC.
164 S. MAIN STREET
AKRON, OH 44308

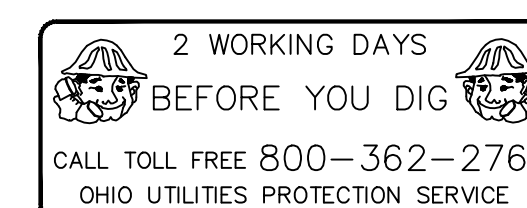
SURVEYOR
ENVIRONMENTAL DESIGN GROUP
450 GRANT STREET
AKRON, OH 44311

ELECTRICAL ENGINEER
SMR ENGINEERING
10175 INLET POINTE EAST
AURORA, OH 44202

MECHANICAL & STRUCTURAL ENGINEER
OSBORN ENGINEERING
111 SUPERIOR AVE. SUITE 2100
CLEVELAND, OH 44114

DESCRIPTION OF PROPOSED LAND USE: THE SITE WILL BE USED BY A WATER RECLAMATION FACILITY SERVING THE VILLAGE OF PENINSULA.

- VARIANCE REQUESTS:
- FENCE HEIGHT - 8 FT REQUESTED (6 FT REQUIRED)
 - REAR SETBACK - 3 FT REQUESTED (35 FT REQUIRED)



County of Summit
Department of Sanitary Sewer Services
1180 South Main Street, Suite 201
Akron, Ohio 44301
Phone: 330-926-2444
Fax: 330-926-2531

164 S MAIN STREET
AKRON, OHIO 44308



Environmental Sustainability

Project # Q-208

In The Village of Peninsula

MARK	DATE	DESCRIPTION	BY

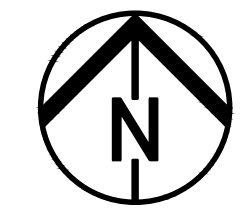
PROJECT NO: Q-208
DWG FILE: 91-07_Q-000
DRAWN BY: MSL
DATE: 09/04/24
DESIGNED BY: MSL
CHECKED BY: XXX
APPROVED BY: XXX

SHEET TITLE

TITLE SHEET

C-1.01
SHEET 1 OF 8

SANITARY APPROVED BY OEPA LETTER DATED _____

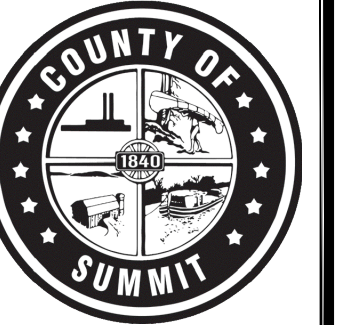


0 20 40
GRAPHIC SCALE IN FEET

BASIS OF BEARING
GRID NORTH, OHIO STATE PLANE
COORDINATE SYSTEM (NAD83)

LEGEND

- POWER POLE
- CATCH BASIN
- GUY WIRE
- R/W RIGHT OF WAY
- P/L PROPERTY LINE
- ST STORM SEWER
- X FENCE LINE
- G GUARD RAIL
- EDGE OF WOODS



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Environmental Sustainability

Project # Q-208

In The Village of Peninsula

MARK	DATE	DESCRIPTION	BY

PROJECT NO:	Q-208
DWG FILE:	01-10 Q-000
DRAWN BY:	MSL
DATE:	09/03/24
DESIGNED BY:	MSL
CHECKED BY:	XXX
APPROVED BY:	XXX

SHEET TITLE

SITE SURVEY

C-1.01
SHEET 2 OF 8

CONSERVATION /
RECREATION
(CR)

USA
D.V. 6585 PG. 456

LOCUST STREET 60'

S 89°39'24" E 254.84'

WEST END OF ROAD VACATION
REC. NO. 54124823
ORD. NO. 406-1994

N 0°20'36" E
60.00'

S 89°39'24" E 195.16'

VILLAGE OF PENINSULA
D.V. 3384 PG. 620

SMALL TOWN
RESIDENTIAL
(R-2)

TERRY LUMBER & SUPPLY CO.
O.R. 219 PG. 449

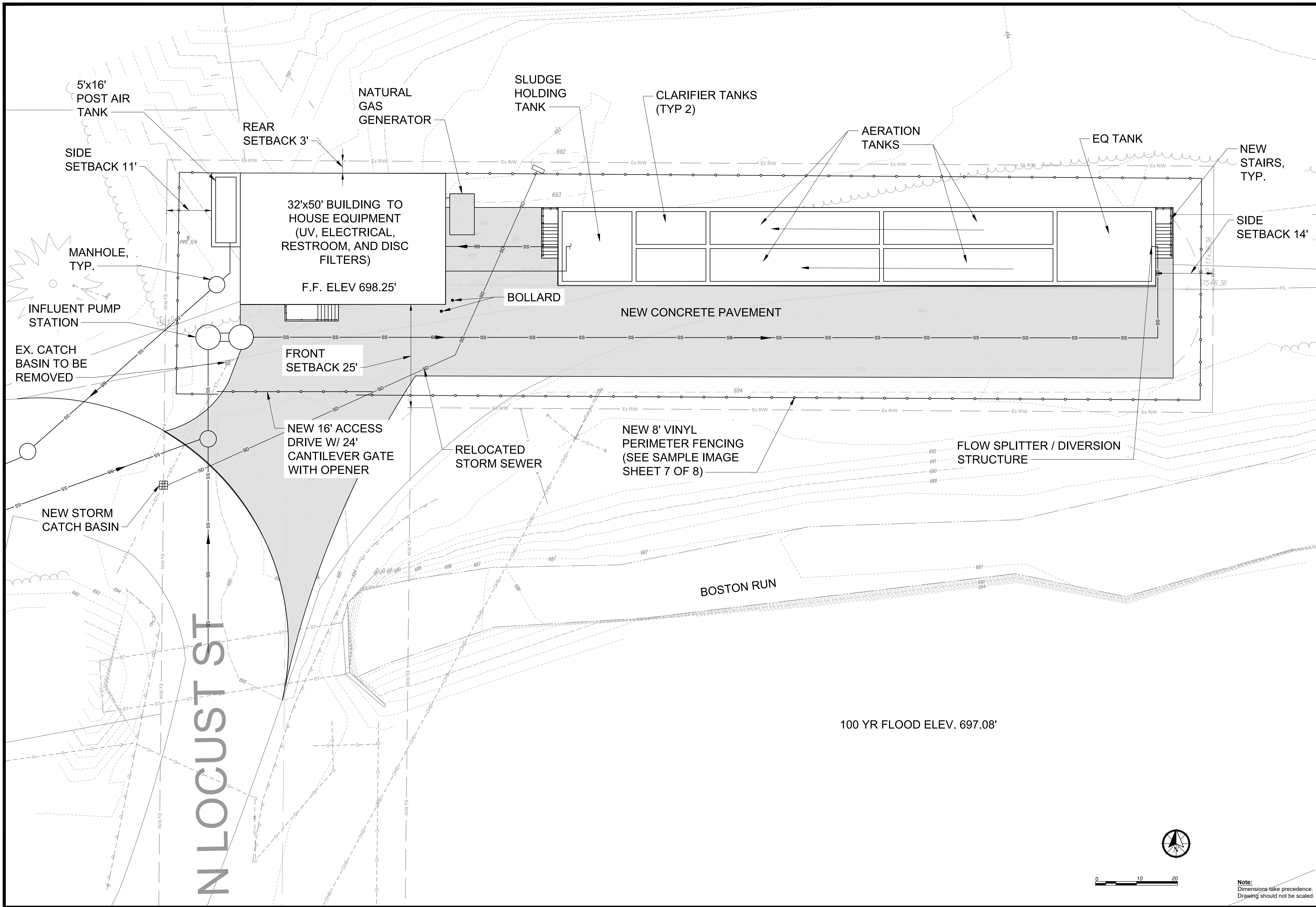
MIXED USE
(MU)

GENERAL DIE CASTERS, INC.
D.V. 6681 PG. 339

LINDA M. GOLUBSKI
REC. NO. 55328925



MAP OF SURVEY
LOCUST STREET
SITUATED IN THE STATE OF OHIO
COUNTY OF SUMMIT, VILLAGE OF PENINSULA
NOVEMBER, 2023



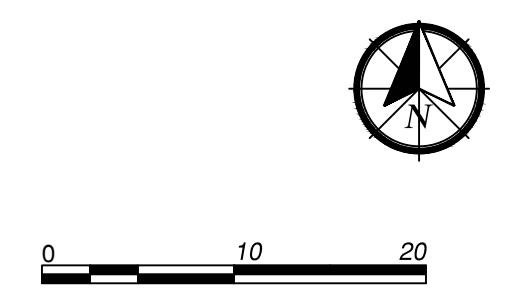
MARK	DATE	DESCRIPTION	BY

PROJECT NO:	Q-208
DWG FILE:	01-10 Q-000
DRAWN BY:	MSL
DATE:	09/03/24
DESIGNED BY:	MSL
CHECKED BY:	XXX
APPROVED BY:	XXX

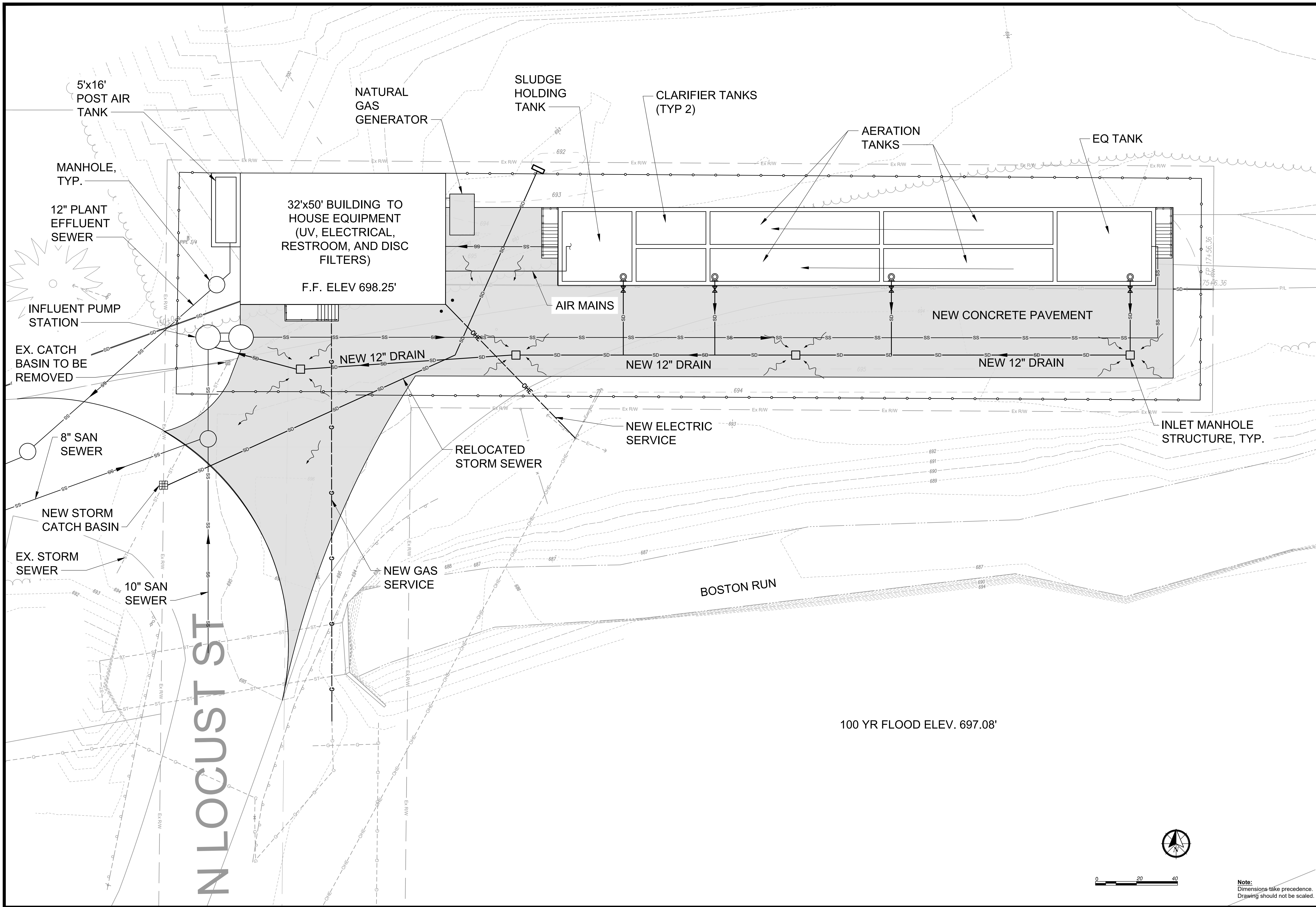
SHEET TITLE

SITE PLAN

C-1.01
SHEET 3 OF 8



Note:
Dimensions take precedence.
Drawing should not be scaled.



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164 S MAIN STREET
 AKRON, OHIO 44308
B&N
 burgessniple.com

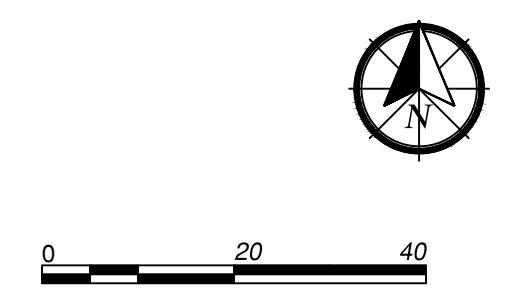
Environmental Sustainability
 Project # Q-208
 In The Village of Peninsula

MARK	DATE	DESCRIPTION	BY

PROJECT NO:	Q-208
DWG FILE:	01-10 Q-000
DRAWN BY:	MSL
DATE:	09/03/24
DESIGNED BY:	MSL
CHECKED BY:	XXX
APPROVED BY:	XXX

SHEET TITLE
UTILITY AND GRADING PLAN

C-1.01
 SHEET 4 OF 8



Note:
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 Drawing should not be scaled.



PIN: 1100583
1710 W MILL ST
TERRY LUMBER &
SUPPLY COMPANY

NEW 20'
SEWER
EASEMENT

PIN: 1100583
1710 W MILL ST
TERRY LUMBER &
SUPPLY COMPANY

PIN: 1100196
6212 AKRON PENINSULA RD
GENERAL DIE CASTERS INC

PIN: 1100177
6212 AKRON PENINSULA RD
GENERAL DIE CASTERS INC

PIN: 1100178
6212 AKRON PENINSULA RD
GENERAL DIE CASTERS INC

NEW SUMMIT COUNTY
D.S.S.S. WWTP

PIN: 1100542
6212 AKRON PENINSULA RD
GENERAL DIE CASTERS INC

NEW 12"
OUTFALL
SEWER

PIN: 1100179
6212 AKRON PENINSULA RD
GENERAL DIE CASTERS INC

PIN: 1100547
1710 W MILL ST
TERRY LUMBER &
SUPPLY COMPANY

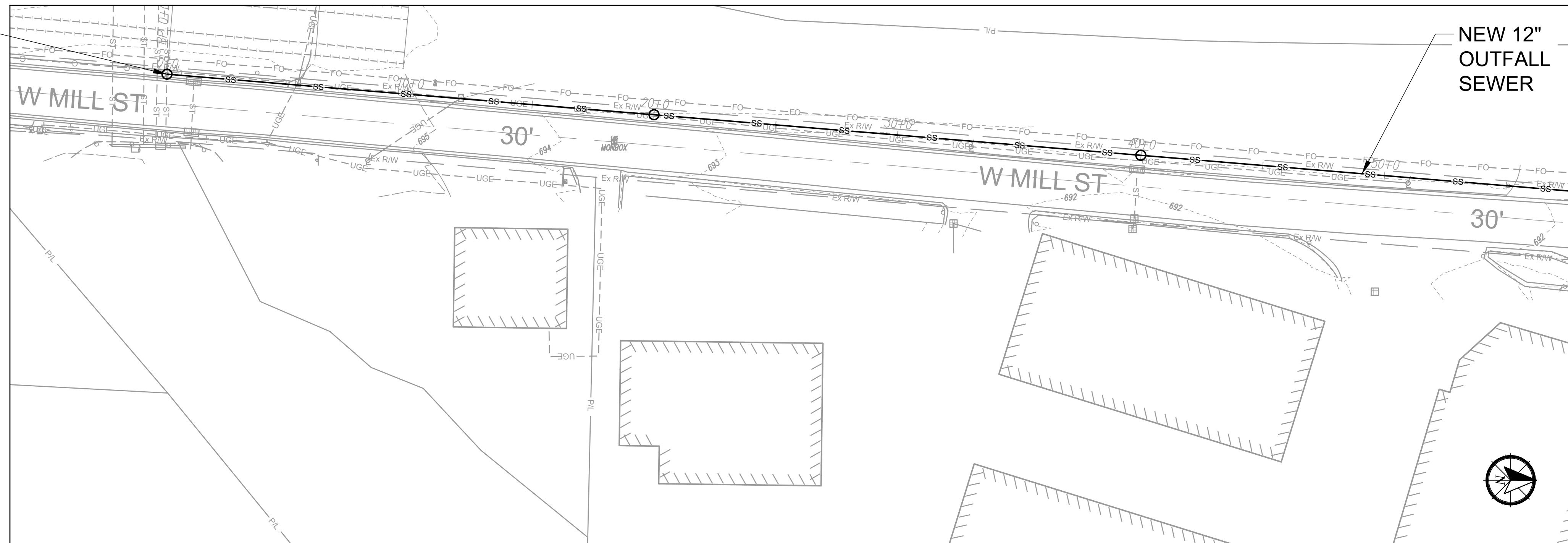
PIN: 1100549
1639 W MILL ST
TERRY LUMBER &
SUPPLY COMPANY

MATCHLINE THIS SHEET

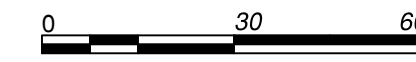
NEW 12" OUTFALL
CONNECTION TO EX.
48" CULVERT

ANTICIPATED EASEMENTS

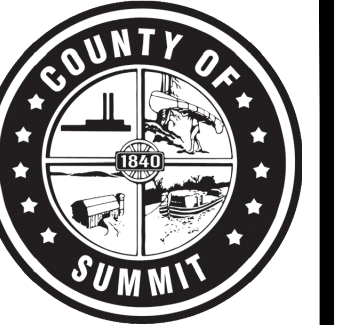
1. GENERAL DIE CASTERS INC. (20')
2. TERRY LUMBER AND SUPPLY COMPANY (20')



MATCHLINE THIS SHEET



Note:
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Fax: 330-926-2631

164 S MAIN STREET
AKRON, OHIO 44308



Environmental Sustainability

Project # Q-208

In The Village of Peninsula

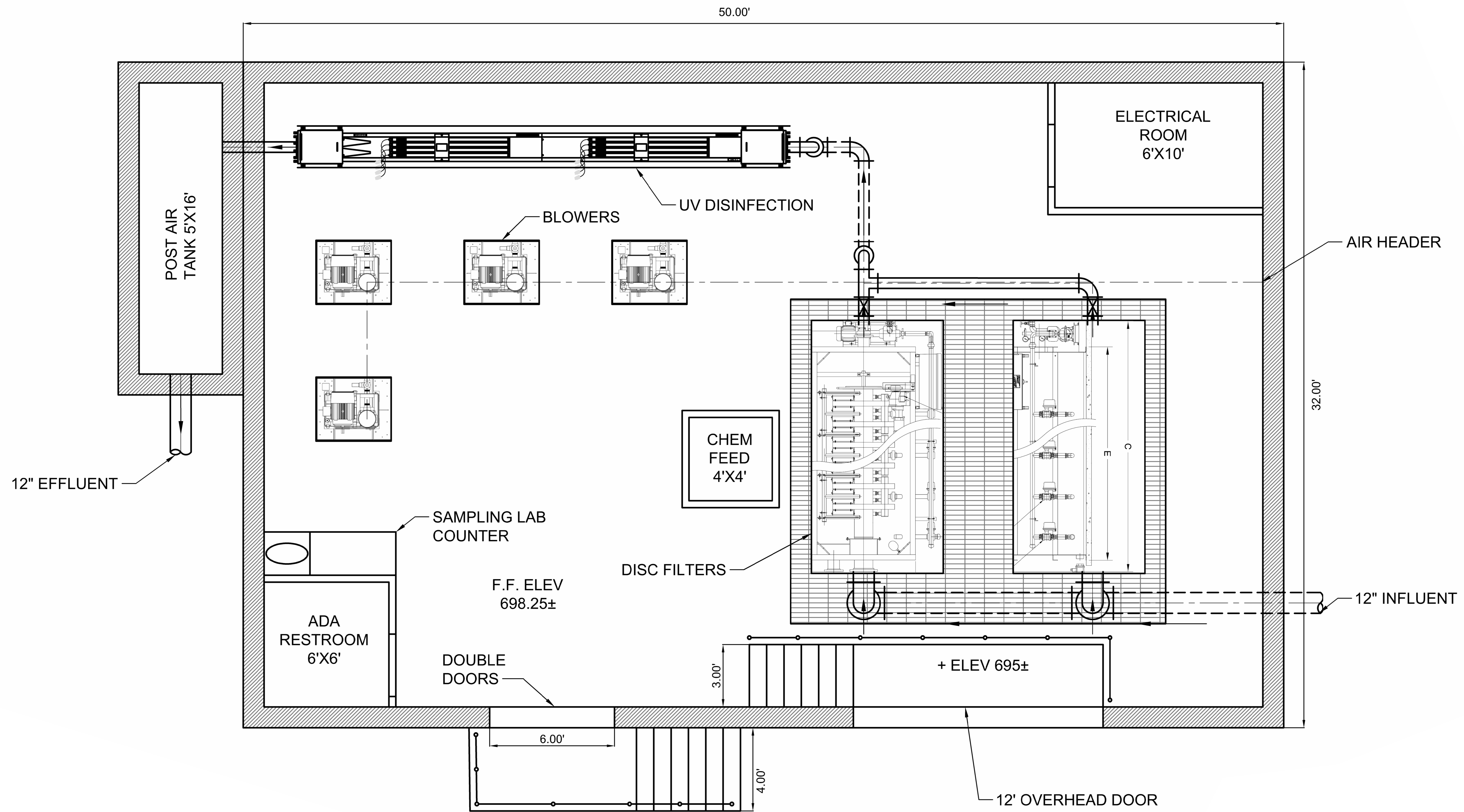
MARK	DATE	DESCRIPTION	BY

PROJECT NO:	Q-208
DWG FILE:	01-10 Q-000
DRAWN BY:	MSL
DATE:	09/03/24
DESIGNED BY:	MSL
CHECKED BY:	XXX
APPROVED BY:	XXX

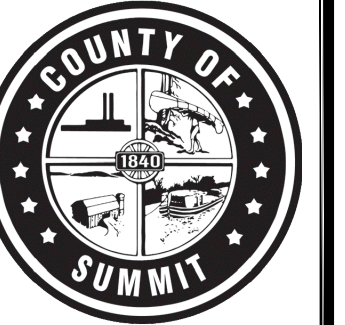
SHEET TITLE

OUTFALL
SEWER
PLAN

C-1.01
SHEET 5 OF 8




 SCALE: 3/16" = 1'



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 burgessniple.com

Environmental Sustainability
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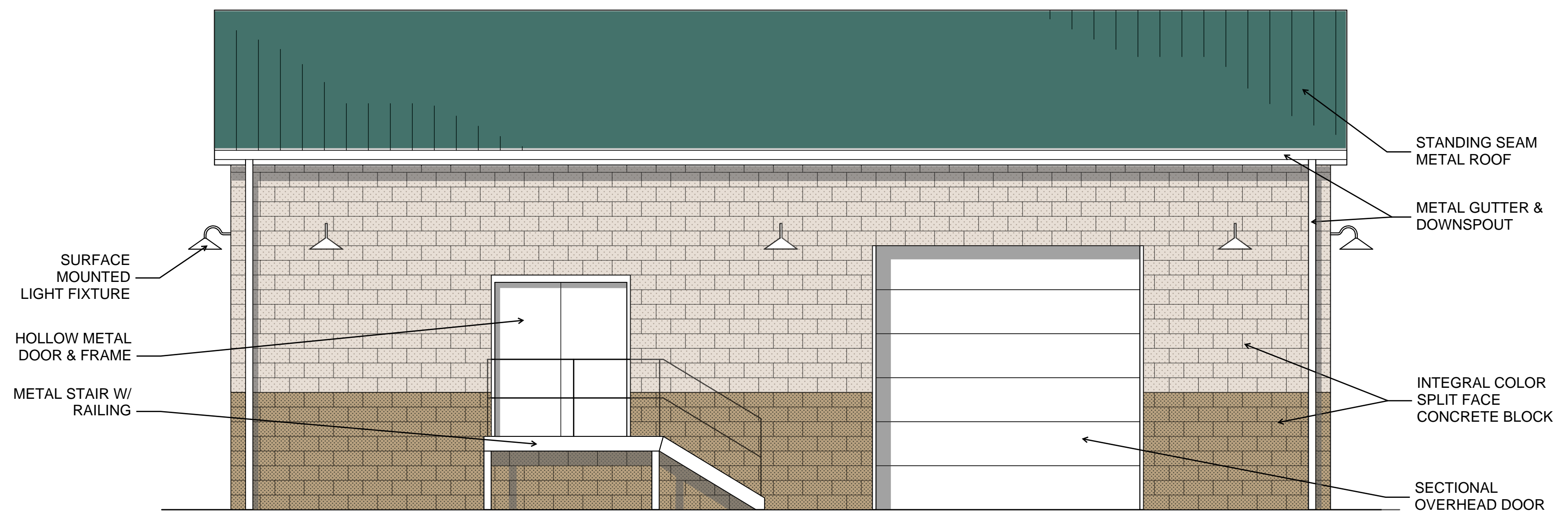
MARK	DATE	DESCRIPTION	BY

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DRAWN BY:	MSL
DATE:	09/03/24
DESIGNED BY:	MSL
CHECKED BY:	XXX
APPROVED BY:	XXX

SHEET TITLE

BUILDING PLAN

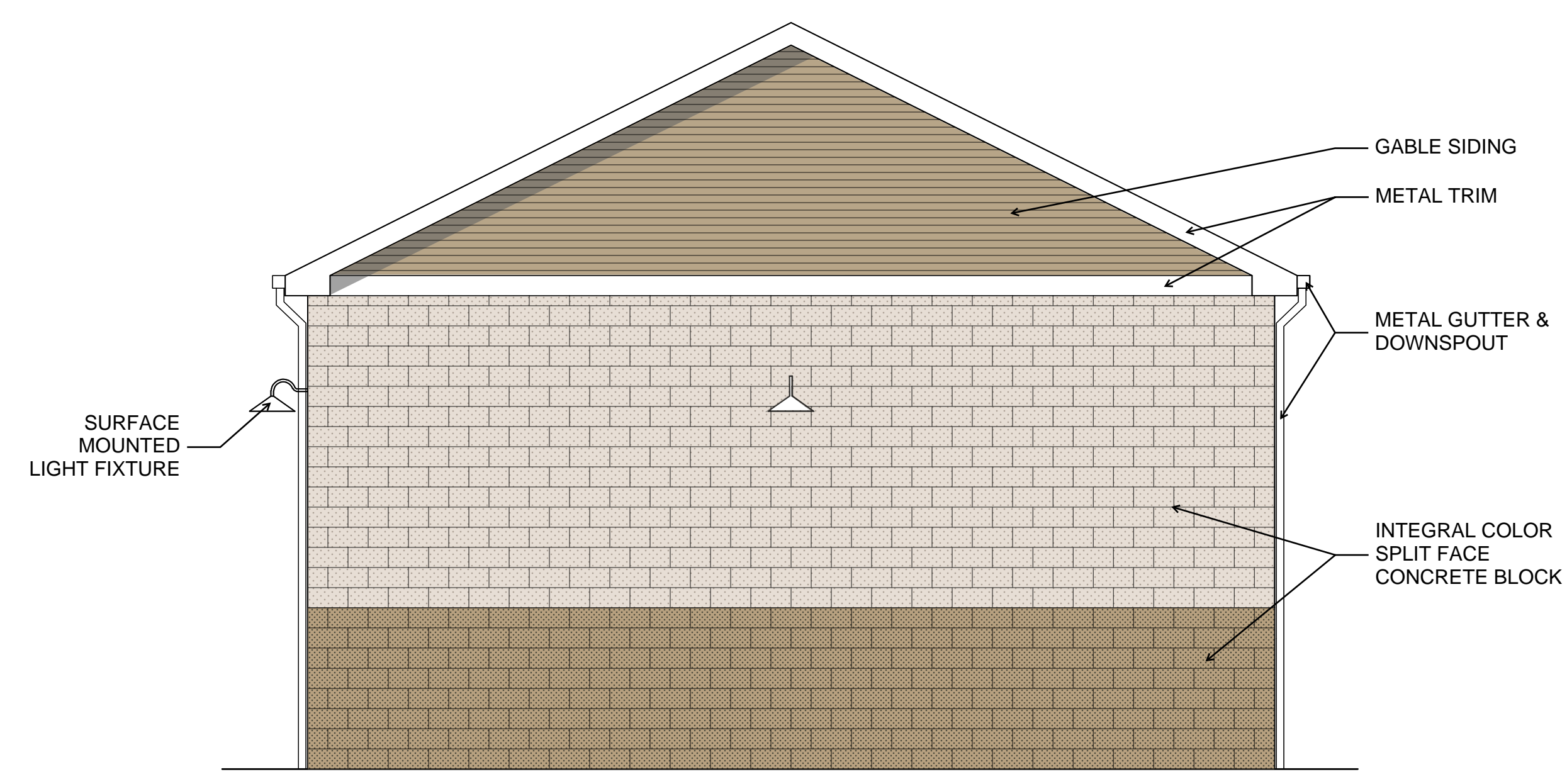
C-1.01
 SHEET 6 OF 8



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



COMMUNITY BUILDING



SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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164 S MAIN STREET
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B&N
burgessniple.com

Environmental Sustainability
Project # Q-208
In The Village of Peninsula

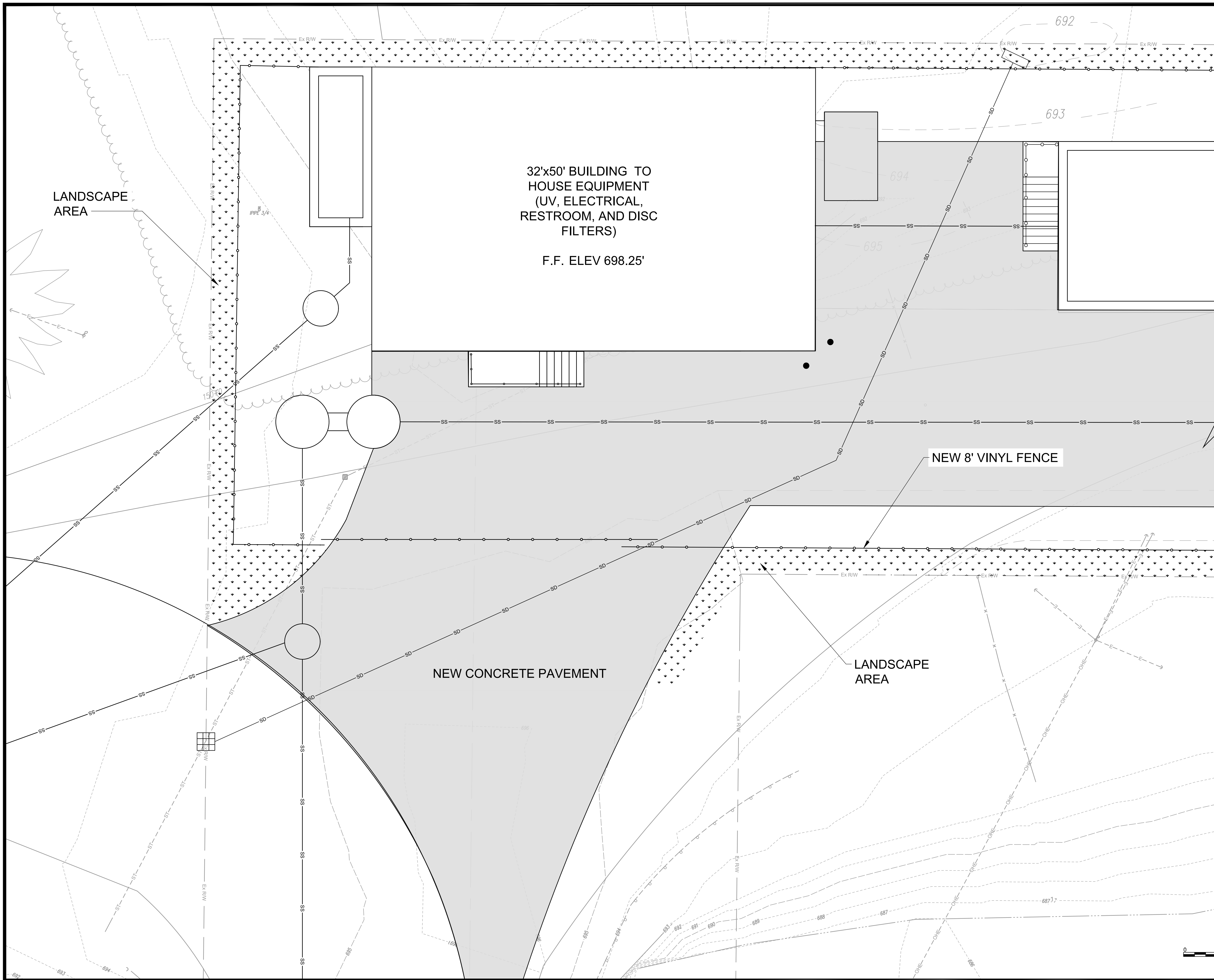
MARK	DATE	DESCRIPTION	BY	ISSUE

PROJECT NO:	Q-208
DWG FILE:	01-10 Q-000
DRAWN BY:	MSL
DATE:	09/03/24
DESIGNED BY:	MSL
CHECKED BY:	XXX
APPROVED BY:	XXX

SHEET TITLE

BUILDING ELEVATION

C-1.01
SHEET 7 OF 8



HICKSII TAXUS



LITTLE BLUESTEM



CARL FOERSTER GRASS



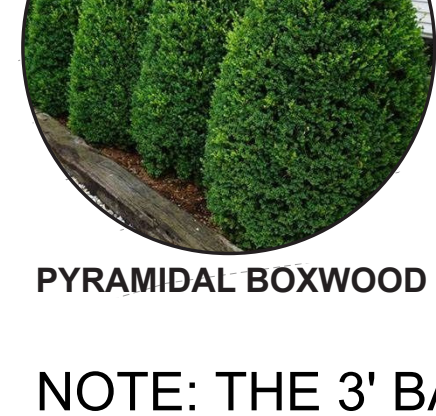
RUSSIAN SAGE



SKY PENCIL HOLLY



SMARAGD ARBORVITAE

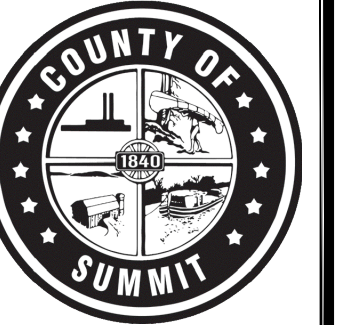


PYRAMIDAL BOXWOOD

NOTE: THE 3' BAND OF LANDSCAPE AREA IS CONTINUOUS AROUND THE PERIMETER FENCE.



Note: Dimensions take precedence. Drawing should not be scaled.



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APPROVED BY:	XXX

SHEET TITLE

LANDSCAPE PLAN

C-1.01
SHEET 8 OF 8



