

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

Held: Monday, October 28, 2024

CALL TO ORDER: Ms. Walters called the meeting to order at 7:00 p.m.

ROLL CALL:

Chairperson Karen Walters	Present
Kevin Royer	Present
Greg Canda	Absent, Joined at 7:06
Council Rep. Doug Steidl	Present
Mayor Daniel Schneider, Jr.	Present

OTHERS PRESENT: Village Planner Rita McMahon and Solicitor Brad Bryan.

CONSIDERATION OF MINUTES:

September 23, 2024, Planning Commission Meeting

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

CITIZENS PARTICIPATION:

Amy Frank-Hensley pointed out the slow progress of the Area Master Plan project and requested that the Steering Committee have a meeting without OHM present. She stated the project timeline is behind schedule, and she feels the survey had errors. She is concerned that the plan will not meet the needs of the Village residents.

Mr. Slocum stated he has similar concerns. He noted it was too difficult to access the survey, and the external port for visitors did not work properly. The survey needs to be better publicized and remain open longer. He does not appreciate that OHM's work constantly needs checked.

Steve Craig, who is also on the Steering Committee, stated he is not happy with the delays.

Mr. Royer stated he wanted more focus on the lack of parking in the Village.

Mr. Canda asked whether the original expectation for OHM was defined early enough, so that most people can get what they want out of the project.

Mr. Craig explained the scope is in the proposal.

Ms. McMahon stated OHM is aware it is behind schedule. She agrees that the survey deadline should be extended. The survey is an information gathering tool used to help draft the plan and better prepare the Village for issues it is expected to face in the future.

Mr. Bryan said the project scope contained in the contract matches the project scope in the approved request for qualifications. Ms. McMahon stated these issues should be discussed with the OHM principals first, before a meeting is held.

A discussion took place about how to make the survey easier for elderly people to access and obtain as many responses as possible.

MAYOR'S REPORT: The Mayor stated the administration and Mr. Bryan are addressing a property maintenance code violation relating to mattresses being stored outside on a long-term

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rental property on Stine Road. Ms. Walters asked whether there was a need to regulate long-term rentals in the manner that short-term rentals are regulated.

COUNCIL LIAISON REPORT:

Mr. Stiedl reported Eliud Rosales was appointed to the vacant seat on Council. Council also authorized an asbestos inspection for the Players Barn. The Ohio Department of Transportation has been asked to perform repairs to three deteriorated areas of Rt. 303. The Fire Chief is retiring at the end of the year, and a new Chief has been selected. Council passed the short-term rental legislation amendments. Mr. Slocum and Mr. Canda discussed the changes Council made to the legislation from the version approved by the Planning Commission.

OLD 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 (Summit County D.S.S.S. Project Q-208)

Michael Vinay, the Director of the County Department of Sanitary Sewer Services, outlined the revisions made the site plan from the original version. The fence at the southeast corner of the facility has been moved closer to the building to allow for a six-foot area between the fence and creek bank for pedestrians and cyclists to get by. A rough landscape plan was also submitted. He stated he believes those modifications address the concerns expressed by the Planning Commission at last month's meeting. He is seeking approval of the site plan application this evening.

Ms. Driscoll described the changes to the plant footprint outlined by Mr. Vinay in more detail and answered questions. Ms. McMahon asked that a more detailed landscape plan be provided during the construction process. Ms. Driscoll agreed to do so.

Mayor Schneider made a motion that was seconded by Mr. Royer to approve the site plan. Roll call vote: Ms. Walters, yes; Mayor, yes; Mr. Royer, yes; Mr. Steidl, yes; Mr. Canda, yes. Mr. Vinay stated he will follow up with the Village regarding the timeframe for any next steps. He hopes to be able to address Council as to the status of the project at its November meeting.

2. Resident Request for Legislation to Prevent Parking of Box Truck and 20' Equipment Trailer on Residential Property

Mr. Canda asked whether this issue was something the Planning Commission should be considering. Ms. McMahon explained there are presently no regulations preventing larger trucks from being parked in residential driveways. She gave options and examples of how other municipalities regulate this issue and emphasized the need to define what vehicles would be permitted and which ones would not. The definitions would need to be written to prevent what the Village desires to prevent. Mr. Bryan stated once in place, such an ordinance would have to be enforced uniformly. Mr. Steidl stated he thinks a lot of people park commercial vehicles in their driveways, and this type of regulation would affect a lot of residents. Mayor Scheider noted many of these residents drive their company truck home and are not running a business out of their house. The Commission determined it did not want to take any action on this issue and preferred that these issues be worked out between neighbors.

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NEW BUSINESS:

Discussion Regarding Possible Zoning District Map Changes

Ms. Walters and Mr. Steidl suggested this discussion should be delayed until the Area Master Plan is completed so that any Zoning Map changes are made at one time rather than in a piecemeal fashion.

ADJOURNMENT:

Mayor Schneider made a motion to adjourn the meeting that was seconded by Mr. Stiedl. Roll call vote: Ms. Walters, yes; Mayor Schneider, yes; Mr. Royer, yes; Mr. Steidl, yes; Mr. Canda, yes. The meeting was adjourned at 8:05 p.m.

Respectfully submitted:
Karen Walters, Chairperson

Date

Karen Walters

1/27/25