

RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION

Held: Monday, July 28, 2025

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

ROLL CALL:

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

OTHERS PRESENT: Village Planner Rita McMahon

CONSIDERATION OF MINUTES:

June 23, 2025 Planning Commission Meeting

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

CITIZENS PARTICIPATION:

Amy Frank-Hensley raised concerns about the uploaded Area Master Plan final draft. Ms. McMahon explained that the document uploaded to the website has not been edited yet, and she is making the proofreading changes based upon what she found and everyone else's submissions. She emphasized that the development examples are not meant to suggest or endorse specific projects. They are intended to provide information as to the general fiscal impact of different types of development options at certain sites. Ms. McMahon stated once the plan document has been reviewed by the Planning Commission, she will compare it with the Long-Range Plan to make sure both plans are consistent.

Jodi Padrutt asked for clarification regarding the N. Locust rezoning item. Ms. Walters emphasized there is not a formal proposal before the Commission to act on. The issue as to whether any zoning map changes for that area should be recommended by the Commission is only under discussion. Ms. McMahon explained that a variety of uses, aside from just commercial uses, are permitted in the mixed-use category.

Sarah Dahlhauser raised concerns about commercial development. Ms. Walters and Mr. Canda stated the zoning code updates are being considered due to those concerns and to honor the historic aesthetics of the Village.

MAYOR'S REPORT: The Mayor was not present.

COUNCIL LIAISON REPORT: Mr. Steidl noted that the August Council Meeting has been cancelled. At the July Meeting, Council authorized the 3 mill, five-year road renewal levy to be placed on the November ballot. In addition, the 2026 alternative tax budget was approved and sent to the County Fiscal Officer. Mr. Canda stated he liked the new street signs that were recently installed by the Service Department.

BUSINESS: Ms. McMahon stated she would email the Commission members regarding the portions of the Area Master Plan that the Commission should focus on. Ms. Walters reminded

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everyone that this review is important for the Commission to undertake and something for which it is responsible.

Mr. Steidl asked for more defined recommendations for additional public parking. He stated he was more concerned about overall infrastructure matters rather than individual parcels. Ms. McMahon explained that public rights-of-way are not covered by zoning maps. Mr. Canda stated he wanted more information on the streetscape proposals. Ms. McMahon acknowledged that the current parameters for developments in the mixed-use zone are extremely flexible, and it might make sense to place more guard rails around what can be done in that zoning category. Ms. Walters stated there is some vulnerability with respect to the mixed-use zone and mentioned the General Die Casters property as an example. Mr. Steidl noted that General Die Casters property is landlocked. Ms. McMahon responded that the zoning code does not presently require a minimum amount of frontage in that zone, and signage can be utilized. She also noted the Village has quick take eminent domain rights for roadway purposes that allows the Village to deposit the appraised amount for the property with the court and immediately start road construction while the compensation issue is being resolved by the court. Because the desire for a public roadway in that area is already in the Area Master Plan, the Planning Commission would not need to make a recommendation to Council on that issue.

The Planning Commission decided to hold off on moving forward with the rest of the agenda until the next meeting when the other members will be present.

ADJOURNMENT: Mr. Steidl made a motion to adjourn the meeting that was seconded by Ms. Walters Roll call vote: Ms. Walters, yes; Mr. Canda, yes; Mr. Steidl, yes. The meeting was adjourned at 7:46 p.m.

Respectfully submitted:

Karen Walters, Chairperson

Date

Karen Walters

8/25/25