



AGENDA
PLANNING COMMISSION MEETING
Monday August 25, 2025 7:00 p.m.
Village Hall
1582 Main Street
Peninsula, Ohio 44264

CALL TO ORDER; ROLL CALL

CONSIDERATION OF MINUTES:
July 28, 2025 Planning Commission Meeting

CITIZENS PARTICIPATION:

MAYOR'S REPORT:

COUNCIL LIAISON REPORT:

BUSINESS:
Review of Area Master Plan/Downtown Plan Chapters 5-7

Zoning Map Changes:
Peninsula Foundation Main Street Properties from R-2 to C
1653 Main St. (Peninsula Coffee House; Parcel #1110637)
1653 Main St. (rear-septic; Parcel #1110638)
1663 Main St. (River Light Gallery; Parcel #1100212)
1663 Main St. (River Light Gallery; Parcel #1100222)
CVNP Property behind River Light Gallery on N. Canal from R-2 to CR
6045 N. Canal (USA/CVNP; Parcel #1100209)

West Side of N. Locust Street

Discussion Regarding Additional Public Parking Opportunities

Discussion of Additional Potential Zoning Code Amendments:
(Scheduled to be Discussed in Detail at Subsequent Planning Commission Meetings)
Parking Requirements
Mixed-Use Zone Provisions
Dark Skies Ordinance
Building Size Limits on Lots Adjacent to Residential Properties

ADJOURNMENT

**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

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

Held: Monday, July 28, 2025

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:

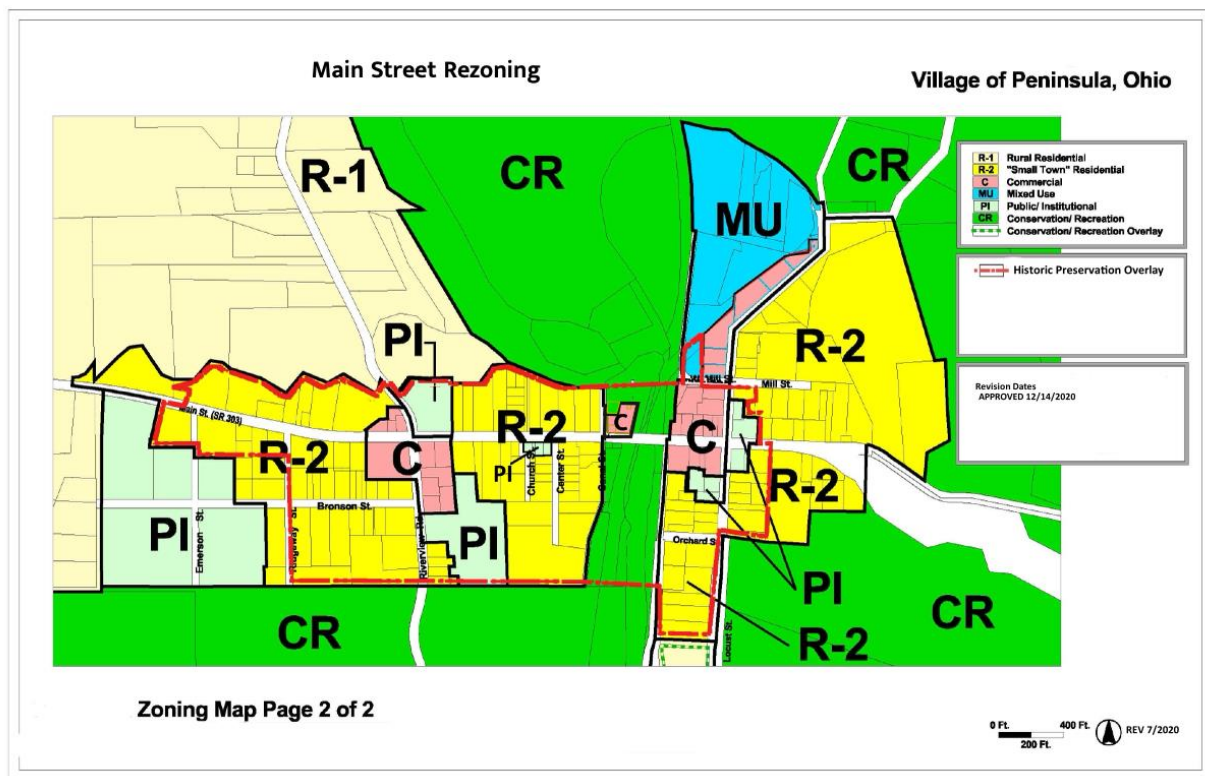
Karen Walters, Chairperson

Date

Main Street Rezoning

The Main Street rezoning involves several parcels on the north side of Main Street, west of the Cuyahoga River and east of N. Canal Street, from the current R-2, Small Town Residential District and CR Conservation Recreation to C, Commercial and CR Conservation Recreation. There are five parcels included in this request. Four of the parcels are currently occupied by commercial uses including the Peninsula Coffee House and the River Light Gallery. These parcels are owned by the Peninsula Foundation. The Peninsula Coffee Shop is zoned CR Conservation Recreation. The three other parcels are zoned R-2 Small Town Residential. The last parcel, located on N. Canal, north of the River Light Gallery, is owned by the National Park. This parcel is proposed to be rezoned from R-2 Small Town Residential to CR, Conservation Recreation.

Proposed revised Map:



Amendments to the Village's Zoning Map are to be justified by findings of fact by the Planning Commission and forwarded to the Village Council for final action. Section 1149.09 (f) sets forth the minimum review considerations that the Planning commission and Council are to follow before taking any action on an amendment. The following is a review of each criteria.

(1) Will the proposed amendment be in accordance with the basic intent and purpose of the Zoning Ordinance?

One of the purposes of the Zoning Code is it is "...essential that commercial uses have an equal degree of protection to promote and preserve Main Street and near by shopping areas...". Protecting the parcels occupied by existing commercial uses of the Coffee Shop and River Light

Gallery are consistent with that purpose. Rezoning them protects the investment in their commercial development. The one parcel on N. Canal is proposed to be rezoned to CR Conservation Recreation. This parcel is owned by the National Park and will continue to support the park's mission of protecting and preserving land for open space.

(2) Will the proposed amendment further the long-range planning goals of the Village?

The one of the primary goals of the long-range plan is to preserve the historic buildings and maintain the "small town" character of the village. Small town character is often defined as preserving historic buildings, maintaining the existing mix of various uses that developed naturally over time, promoting local businesses and maintaining a sense of community. The desire to maintain the mix of various land uses supports the change of the proposed zoning. An additional goal is to provide a framework for Village financial stability. The rezoning indicates a commitment by the Village to support existing and future businesses.

(3) Have conditions changed since the Zoning Ordinance was adopted, or was there a mistake in the Zoning Ordinance, that justify the amendment?

The opening of the Peninsula Coffee Shop is the primary change to the area. This new establishment is thriving and providing a commercial vibe to the area that was not generally experience prior. The rezoning of the area between the Cuyahoga River and N. Canal will support the investment that has been made in the Coffee Shop and adjacent property. It can encourage the property owners now and, in the future, to continue their investment in the community.

Additionally, the Downtown Master Plan has been completed which addressed the future of this portion of Main Street. The Master plan supported and further implemented the goals of the Long-Range Plan. The Master Plan, through community and Steering Committee input, supports the preservation of the historic buildings and the small-town character. The buildings located within the rezoning area are historic and have been preserved. They are also located within the Village's Historic District.

The Master Plan also provided economic impact information on what various types of development would generate for the Village finances. The plan also highlighted that only 10.4 acres of the Village were zoned for commercial use and only 15 acres were zoned for mixed-use. This represents less than 1% of all the land in the Village. The Master Plan also indicated that "... the financial health or stability of Peninsula is dependent upon Municipal Income Tax." (pg 68) The majority of the Village's income tax comes from commercial uses that generate employment. Providing opportunities to create commercial uses promotes the long-term financial stability of the Village. Rezoning this property will add .31 acres of land to the commercial zoning.

(4) Will the amendment correct an inequitable situation created by the Zoning Ordinance, rather than merely grant special privileges?

The current zoning does not permit the existing uses by right. The uses are long standing buildings and operations that have been non-conforming to the zoning for years. The rezoning will provide for the continued use of the various parcels in a manner they have been developed without requiring use variance or other exceptions to the code.

(5) Will the amendment result in unlawful exclusionary zoning?

Exclusionary zoning will not result from this zoning change.

(6) Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?

By rezoning the property to meet the current use, the Village is indicating that current uses will be given priority over potential long term planned uses.

(7) If a rezoning is requested, is the proposed zoning consistent with the zoning classification of surrounding land?

The surrounding land is zoned CR Conservation Recreation to the east, south and north. The property to the west across N. Canal is zoned R-2 Small Town Residential. The rezoning of the one parcel on N. Canal which is owned by the Nation Park to CR is consistent with the use. The rezoning will create a node of commercial west of the Cuyahoga River. There has been a concern about the intrusion of commercial along Main Street. Stopping the Commercial zoning at N. Canal is a natural break point for the zoning. It should not further influence the spread of the zoning to the west.

(8) If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel?

The existing uses are permitted uses in the Commercial District. The Commercial District has no front or side setback requirements and a 20-foot rear setback. Both existing structures would be in compliance. The parking on site for the River Light Gallery will be non-conforming. The Peninsula Coffee Shop obtained a variance which for the number of parking spaces which would continue to apply.



Brad Bryan <bbryan@gbs-llp.com>

Master Plan review Chapters 5 - 7

1 message

Rita McMahon <mcmahonr@att.net>

Tue, Jul 29, 2025 at 3:48 PM

To: Chairperson Karen Walters <karen@crookedrivercreative.com>, Greg Canda <gcandasfo@gmail.com>, Kevin Royer <kevinsidea@yahoo.com>, "dsteidl@villageofpeninsula-oh.gov" <dsteidl@villageofpeninsula-oh.gov>, Mayor Schneider <Mayorpeninsula@outlook.com>

Cc: Brad Bryan <bbryan@gbs-llp.com>

As discussed at last evenings Planning Commission meeting, Chapters 5 and 6 of the Master Plan contain much of the policy and priority content of the document. It is important that the Planning Commission carefully review these chapters and ensure that the principles, policies and recommendations of the chapters reflect the values and direction that the Planning Commission and ultimately the Village Council wish for the future of the community. Chapter 5 of the Plan identifies 3 Priority Improvement Categories" Downtown Land Use, Downtown Streetscape and Mobility & Wayfinding.

I encourage everyone to carefully read the chapters. I believe you should pay special attention to the Development Principles associated with each of Downtown Land Use Improvement Project. The development principles for each site are found on pages 97, 98, 99, 101 and 102. The recommendations for the Downtown Land Use start on page 104. It is important that the focus is placed on the principles and recommendations not the scenarios associated with each development location. As I stated at the meeting, the scenarios are just options for development and not a specific proposed development plan for each site. View the development principles as the guidelines for evaluating the appropriateness of a development on each of the development locations. Ask yourself if you are comfortable with those principles. Is something lacking? Does a principle need clarification? Is a principle inappropriate?

The Streetscape Improvement Projects are listed on page 108 and the recommendations for the Streetscape are found on page 122. Again are these the appropriate locations for improvements? Is something missing?

The third category Mobility & Wayfinding discusses Key Details on page 128 and recommendations on page 134. Are there any linkages that are missing? Are the connections designed in the correct locations?

Chapter 6 is a summary in table form of all the recommendations and should match those in Chapter 5. Attention should be given to the next steps column.

Hopefully after reading the 2 chapters in their entirety this email will help focus on the critical elements of the plan.

Thanks

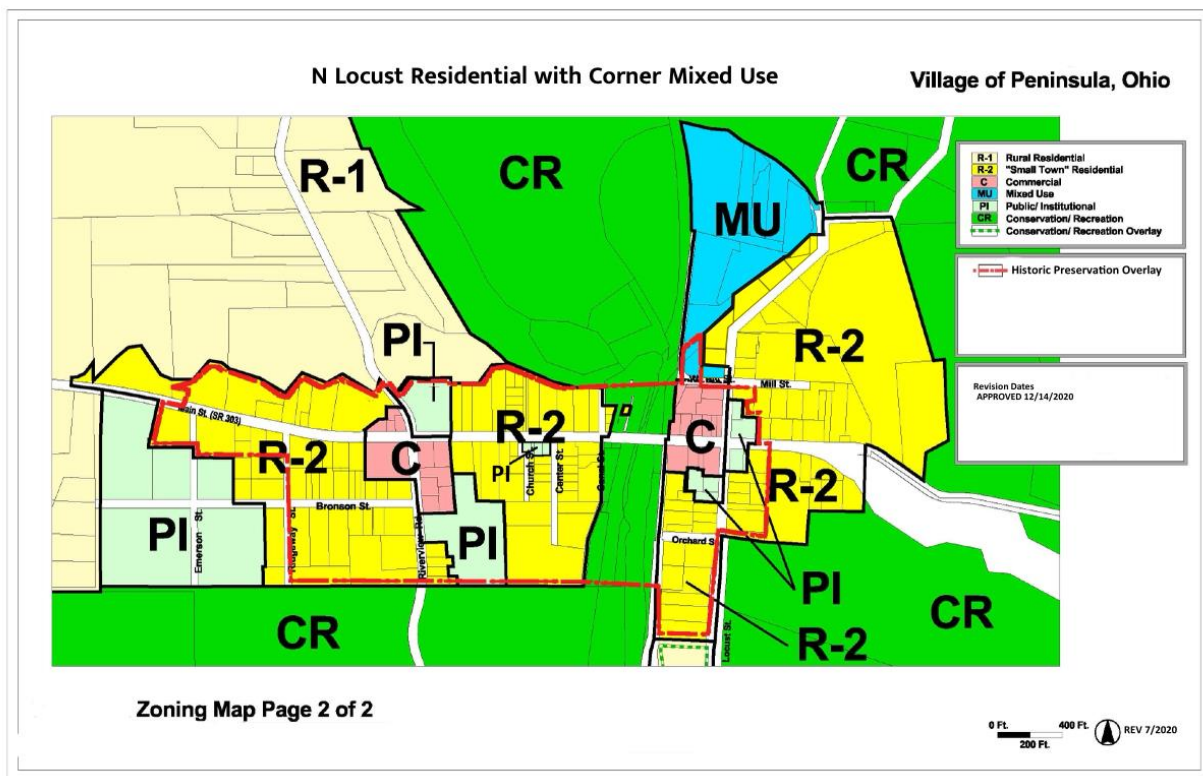
Rita

Rita McMahon
Aistinn Consulting, LLC
440-477-1449
mcmahonr@att.net

North Locust Street Rezoning Option 1

Option 1 proposes to rezone 7 parcels on the west side of North Locust. The parcel at the corner of W. Mill St and N. Locust is proposed to be rezoned from Commercial to Mixed-Use. Five parcels with frontage on N. Locust are proposed to be rezoned from Commercial to R-2 Small Town Residential. The northern most property owned by Linda Golubski is currently zoned both Commercial and Mixed Use. The Mixed-Use portion of the property would also be rezoned to R-2 Small Town Residential. Except for the corner parcel at W. Mill and N. Locust and the one vacant property all the remaining parcels are occupied by residential uses. The property at W. Mill and N. Locust is currently occupied by a commercial use and is under consideration to be redeveloped into a mixed use (residential/commercial) building. The vacant parcel is the largest of the properties included in the proposed rezoning at .85 acre.

The proposed revised map:



Amendments to the Village's Zoning Map are to be justified by findings of fact by the Planning Commission and forwarded to the Village Council for final action. Section 1149.09 (f) sets forth the minimum review considerations that the Planning commission and Council are to follow before taking any action on an amendment. The following is a review of each criteria.

(1) Will the proposed amendment be in accordance with the basic intent and purpose of the Zoning Ordinance?

One of the primary tenets of the zoning code expressed in the purpose statement is that residences be suitably located in relation to commercial and industrial and that they be protected. Specifically, Section 1101.02 Purpose includes the following: "With regard to the interests of public health,

safety, convenience, prosperity, and general welfare, it is essential that residential areas be suitably located in relationship to industry and commerce, and that they be protected against the intrusions which will interfere with decent living conditions”. The existing developed properties located on the west side of N. Locust Street, except for the corner of W. Mill and N. Locust are residential uses. One parcel is vacant. All the homes are over 60 years old and several exceed 100 years old. The current commercial zoning does permit single family homes but also permits a number of uses that could be construed to be incompatible with single family dwellings and therefore interfere with decent living conditions. Rezoning the parcels to R-2 Small Town residential would be consistent with their current land use. The corner parcel is currently used commercially and has been proposed to be developed as a mixed-use development. Rezoning the corner to Mixed-Use would be consistent with the proposed land use and is adjacent to existing Mixed-Use zoning.

(2) Will the proposed amendment further the long-range planning goals of the Village?

The one of the primary goals of the long-range plan is to preserve the historic buildings and maintain the “small town” character of the village. Small town character is often defined as preserving historic buildings, maintaining the existing mix of various uses that developed naturally over time, promoting local businesses and maintaining a sense of community. The desire to maintain the mix of various land uses supports the change of the proposed zoning. The existing residential uses are immediately adjacent to commercial and industrial uses. They are within walking distance of the commercial corridor on Main Street. They support the character and identity of a small town.

(3) Have conditions changed since the Zoning Ordinance was adopted, or was there a mistake in the Zoning Ordinance, that justify the amendment?

Following the approval of the Long-Range Plan the Village’s Zoning Code was modified to support the policies of the Plan. The area of N. Locust Street was rezoned from Mixed Use to Commercial. The discussion at that time was to more easily support the creation of business opportunities in the corridor. It was discussed that by zoning the property commercial there would be fewer impediments to creating a mixed use on the properties since the detailed review and approach required by the Mixed-Use zoning would not apply. The Commercial zoning also permits various residential uses including single family.

Since the adoption of the zoning ordinance and the long-range plan two events have occurred in the Village. First, General Die Casters, an industrial use located adjacent to the proposed rezoning, closed. The closure opens the property to the potential for redevelopment and the development of a mixed-use project. Secondly, the Village recently completed a Downtown Master Plan. The Master Plan looked directly at this portion of the Village and its longer-term development. The Master Plan sought to reinforce and further clarify the goals of the Long-Range plan for the commercial area of the Village. The community input portion of the Master Plan identified five key findings which included the preservation of the historic charm and small-town character and a desire to prevent over development or significant changes that could alter the unique identity of the community. Preserving the existing buildings and their uses would be supported by this rezoning.

The Master Plan also provided economic impact information on what various types of development would generate for the Village finances. Throughout the Master Plan development

process, community and Steering Committee input reiterated the Long-Range plans policy of maintaining and supporting the small-town character of the Village. The plan also highlighted that only 10.4 acres of the Village were zoned for commercial use and only 15 acres were zoned for mixed-use. This represents less than 1% of all the land in the Village. The rezoning will reduce the number of acres zoned commercial to 7.45 acres. The Mixed-Use category would increase to 15.28 acres. The Master Plan also indicated that "... the financial health or stability of Peninsula is dependent upon Municipal Income Tax." (pg 68) The majority of the Village's income tax comes from commercial uses that generate employment. Providing opportunities to create commercial uses promotes the long-term financial stability of the Village. The rezoning of the various parcels on N. Locust would prevent commercial development from occurring on the west side of the street, thus reducing the potential for increased income tax to the Village. However, the area to the rear of the rezoned parcels will continue to be zoned Mixed Use and would permit a mixture of commercial, residential and industrial uses. The Planning Commission must evaluate the balance between shielding the residential uses and considering the long-term fiscal impact to the Village.

(4) Will the amendment correct an inequitable situation created by the Zoning Ordinance, rather than merely grant special privileges?

The current zoning of the various parcels permits the uses that are currently on the property or anticipated to be constructed by right. The proposed zoning also permits those uses. The proposed rezoning will support and maintain the residential character of the area. It will be compatible with the zoning of the property on the east side of N. Locust.

(5) Will the amendment result in unlawful exclusionary zoning?

Exclusionary zoning will not result from this zoning change.

(6) Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?

By rezoning the property to meet the current use, the Village is indicating that current uses will be given priority over potential long term planned uses.

(7) If a rezoning is requested, is the proposed zoning consistent with the zoning classification of surrounding land?

The zoning on the east side of N. Locust Street is R-2 Small Town Residential which is the category proposed for most of the property on the west side of the street. The zoning to the rear of the proposed rezoning properties is MU Mixed Use and was the zoning designation for the properties under consideration before the change in 2021. Mixed Use permits a variety of residential uses and many commercial uses. The property to the rear is currently occupied by Terry Lumber which is classified as a commercial/industrial use. The property at the corner of W. Mill and N. Locust is proposed to be rezoned to Mixed Use which is consistent with the adjacent property fronting on W. Mill. The proposed change will not create any isolated parcels. All parcels will be connected to similar adjacent zoning.

(8) If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel?

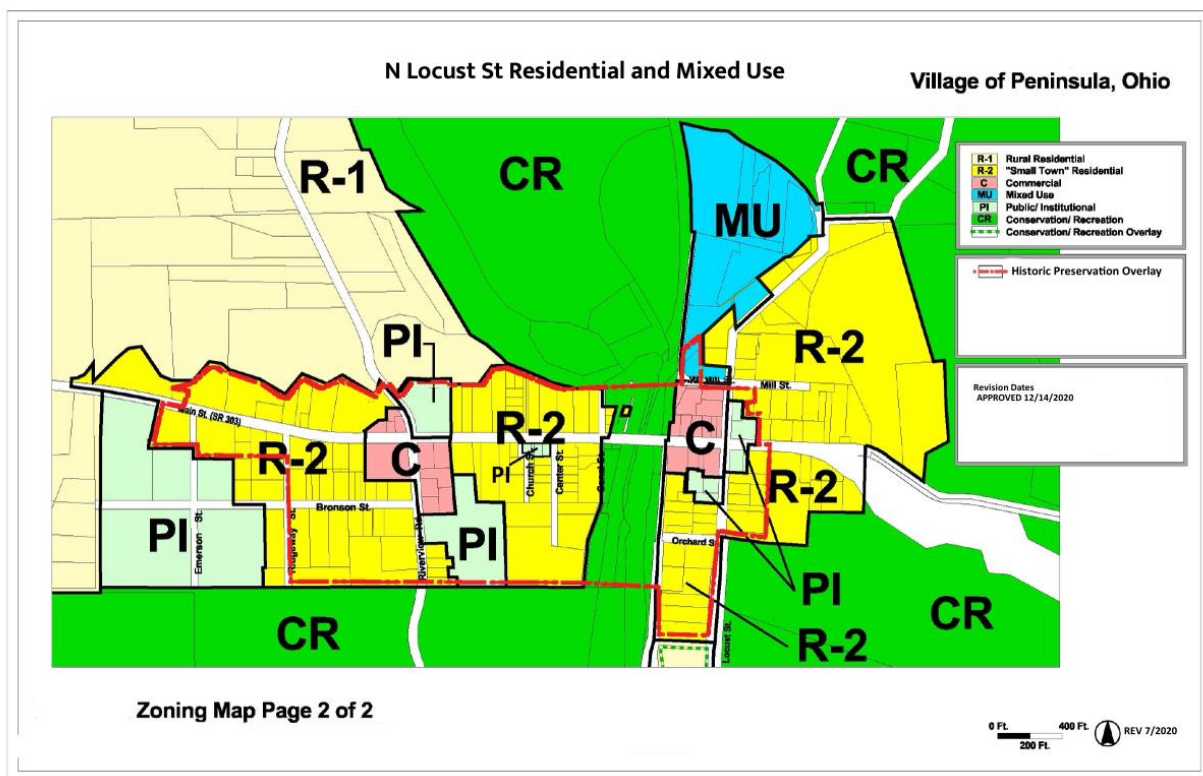
The parcel to be rezoned R-2 residential will meet or exceed the minimum lot area requirement and lot width of that district. It appears that a couple of parcels will not meet the setback

requirements and will be non-conforming. While the nonconformity does not affect the current structure it could have an impact should future additions or alterations occur.

North Locust Street Rezoning Option 2

Option 2 is similar to Option 1. It proposes to rezone 7 parcels on the west side of North Locust. The primary difference is that the parcel at the corner of W. Mill St. and N. Locust and the .85-acre vacant parcel owned by the Fisher Boys Properties LLC are proposed to be rezoned from Commercial to Mixed-Use. The remaining four parcels with frontage on N. Locust are proposed to be rezoned from Commercial to R-2 Small Town Residential. The northern most property owned by Linda Golubski is currently zoned both Commercial and Mixed Use. The Mixed-Use portion of the property would also be rezoned to R-2 Small Town Residential. All the parcels proposed to be rezoned to R-2 Small Town residential are currently developed with residential uses. The property at W. Mill and N. Locust is currently occupied by a commercial use and is under consideration to be redeveloped into a mixed use (residential/commercial) building. The .85-acre parcel is vacant.

The proposed revised map:



Amendments to the Village's Zoning Map are to be justified by findings of fact by the Planning Commission and forwarded to the Village Council for final action. Section 1149.09 (f) sets forth the minimum review considerations that the Planning commission and Council are to follow before taking any action on an amendment. The following is a review of each criteria.

(1) Will the proposed amendment be in accordance with the basic intent and purpose of the Zoning Ordinance?

One of the primary tenets of the zoning code expressed in the purpose statement is that residences be suitably located in relation to commercial and industrial and that they be protected. Specifically, Section 1101.02 Purpose includes the following: “With regard to the interests of public health, safety, convenience, prosperity, and general welfare, it is essential that residential areas be suitably located in relationship to industry and commerce, and that they be protected against the intrusions which will interfere with decent living conditions”. The existing developed properties located on the west side of N. Locust Street, except for the corner of W. Mill and N. Locust are residential uses. One parcel is vacant. All the homes are over 60 years old and several exceed 100 years old. The current commercial zoning does permit single family homes but also permits a number of uses that could be construed to be incompatible with single family dwellings and therefore interfere with decent living conditions. Rezoning the parcels to R-2 Small Town residential would be consistent with their current land use. The corner parcel is currently used commercial and has been proposed to be developed as a mixed-use development. Rezoning the corner to Mixed-Use would be consistent with the proposed land use. Rezoning the .85-acre parcel, which is the largest parcel on the west side of N. Locust, would allow additional development of a variety of uses that are permitted in the Mixed-Use zoning. The property would be required to maintain 20-foot buffers to the adjacent residential zoning.

(2) Will the proposed amendment further the long-range planning goals of the Village?

The one of the primary goals of the long-range plan is to preserve the historic buildings and maintain the “small town” character of the village. Small town character is often defined as preserving historic buildings, maintaining the existing mix of various uses that developed naturally over time, promoting local businesses and maintaining a sense of community. The desire to maintain the mix of various land uses supports the change of the proposed zoning. The existing residential uses are immediately adjacent to commercial and industrial uses. They are within walking distance of the commercial corridor on Main Street. They support the character and identity of a small town.

Rezoning the corner property and the vacant land to Mixed Use would support the Long-Range Plan’s goal of supporting the economy and creating fiscal stability of the Village. This goal was also supported by the Downtown Master Plan recommendation to encourage mixed-use development.

(3) Have conditions changed since the Zoning Ordinance was adopted, or was there a mistake in the Zoning Ordinance, that justify the amendment?

Following the approval of the Long-Range Plan the Village’s Zoning code was modified to support the policies of the Plan. The area of N. Locust Street was rezoned from Mixed Use to Commercial. The discussion at that time was to more easily support the creation of business opportunities in the corridor. It was discussed that by zoning the property commercial there would be fewer impediments to creating a mixed use on the properties since the detailed review and approach required by the Mixed-Use zoning would not apply. It would allow the residential uses to continue as permitted uses.

Since the adoption of the zoning ordinance and the long-range plan two events have occurred in the Village. First, General Die Casters, an industrial use located adjacent to the proposed rezoning, closed. The closure opens the property to the potential for redevelopment and the development of

a mixed-use project. Secondly, the Village recently completed a Downtown Master Plan. The Master Plan looked directly at this portion of the Village and its longer-term development. The Master Plan sought to reinforce and further clarify the goals of the Long-Range plan for the commercial area of the Village. The community input portion of the Master Plan identified five key findings which included the preservation of the historic charm and small-town character and a desire to prevent over development or significant changes that could alter the unique identity of the community. Preserving the existing buildings and their uses would be supported by this rezoning. Since one of the characteristics of a small-town is a mixture of uses, allowing the inclusion of the Mixed-Use zoning on N. Locust would support preserving that character. Rezoning the existing residential properties to R-2 Small Town Residential would preserve the neighborhood atmosphere that currently exists in the area.

The Master Plan also provided economic impact information on what various types of development would generate for the Village finances. Throughout the Master Plan development process community and Steering Committee input reiterated the Long-Range plans policy of maintaining and supporting the small-town character of the Village. The plan also highlighted that only 10.4 acres of the Village were zoned for commercial use and only 15 acres were zoned for mixed-use. This represents less than 1% of all the land in the Village. The rezoning will reduce the number of acres zoned Commercial to 8.3 acres. The Mixed-Use will increase to 16.13 acres. The Master Plan also indicated that "... the financial health or stability of Peninsula is dependent upon Municipal Income Tax." (pg 68) The majority of the Village's income tax comes from commercial uses that generate employment. Providing opportunities to create commercial uses promotes the long-term financial stability of the Village. The proposed rezoning lays out a pattern that would protect the existing residential uses but allow additional carefully planned commercial through the Mixed-Use designation. The proposed Mixed-Use zoning is also consistent with the adjacent zoning to the west. The Planning Commission must evaluate the balance between shielding the residential uses and considering the long-term fiscal impact to the Village.

(4) Will the amendment correct an inequitable situation created by the Zoning Ordinance, rather than merely grant special privileges?

The current zoning of the various parcels permits the uses that are currently on the property or anticipated to be constructed. The zoning of the large vacant property back to the Mixed-Use category that it had previously been zoned preserves the property rights of the owner. It also provides the Village with additional development controls over future development. The rezoning of the existing residential uses to a residential category preserves their rights as well and will be compatible with the zoning on the east side of N. Locust.

(5) Will the amendment result in unlawful exclusionary zoning?

Exclusionary zoning will not result from this zoning change.

(6) Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?

By rezoning the property to meet the current use, the Village is indicating that current uses will be given priority over potential long term planned uses.

(7) If a rezoning is requested, is the proposed zoning consistent with the zoning classification of surrounding land?

The zoning on the east side of N. Locust Street is R-2 Small Town Residential which is the category proposed for most of the property on the west side of the street. The zoning to the rear of the proposed rezoning properties is MU Mixed Use. Mixed Use permits a variety of residential uses and many commercial uses. The property to the rear is currently occupied by Terry Lumber which is classified as a commercial/industrial use. The property at the corner of W. Mill and N. Locust is proposed to be rezoned to Mixed Use which is consistent with the adjacent property fronting on W. Mill. The large vacant parcel is also proposed to be Mixed Use and will be adjacent to existing Mixed-Use zoning.

(8) If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel?

The parcel to be rezoned R-2 residential will meet or exceed the minimum lot area requirement and lot width of that district. It appears that a couple of parcels will not meet the setback requirements and will be non-conforming. While the nonconformity does not affect the current structure it could have an impact should future additions or alterations occur.

The rezoning of the corner of W. Mill and N. Locust and the vacant .85-acre parcel to Mixed-Use will permit development and redevelopment through a planned process that requires extensive Village oversight. The Mixed Use criteria are more flexible and should result in the protection of the adjacent properties.

MEMO

TO: Peninsula Planning Commission

FROM: Rita McMahon, Planning Consultant

CC: Brad Byran, Village Solicitor

DATE: August 18, 2025

At the July Planning Commission meeting I was asked to review the parking location suggestions in the proposed Master Plan and make any additional recommendations of where parking could be located. Specifically, it was asked if there are locations for additional parking on public property that the Village could execute quickly. The Master Plan identified the following:

DOWNTOWN PENINSULA - PARKING	
The Village's Downtown could add or formalize up to another 102 parking spots. This would create a potential 40% increase to the existing available downtown parking.	
EXISTING PUBLIC PARKING	
Lock 29 & Over Flow Parking=	123
Church at Locust & 303=	20
Foundation Locust Property=	19
On Street Parking=	60
Site Across GAR Hall=	34
Total=	256
POTENTIAL PUBLIC PARKING	
303 Future Parking Lot*=	-
North Locust Future Lot*=	-
Unpaved Lot North Locust=	23
General Die Casters=	63
Terry Lumber=	16
Potential Total=	102
<hr/>	
TOTAL POTENTIAL PARKING SPOTS=	358

I could not identify any additional off street parking locations that were currently owned by the Village. It is my understanding the Village is moving forward with the development of a formal parking lot at the former Service Garage on North Locust Street which is identified as the Unpaved Lot North Locust Street in the Master Plan. The Conservancy for the Cuyahoga Valley National Park is also moving forward with their plans for the development of 13+ acres on the west side of South Locust Street which would include additional parking. The Conservancy has not indicated the number of parking spaces to be created, nor was

The following map (Figure 2-11) identifies the locations of the existing and future parking identified in the Master Plan.



their parking included in the potential parking in the Master Plan. While both sites will add significant parking to the Village they may appear to visitors to be somewhat remote and possibly difficult to locate.



The only possible location I identified for additional parking is to expand the on-street parking in areas that it already exists. North and South Locust currently have on-street parking as outlined on the maps to the left and below. That on-street parking could be extended to connect to the future parking lots on the former Service Garage location and the Conservancy property. Both would require the expansion of the pavement and the installation of or improvement of sidewalks. A cost has not been estimated.

The extension of the parking on the west side of South Locust could gain approximately 15 spaces because of exiting driveways. Parking the east side of South Locust could result in approximately 26 spaces. The east side is adjacent to Cuyahoga

Valley National Park property. A total gain of 41 spaces could be achieved. The street pavement would have to be widened and a sidewalk would need to be installed on each side of the street for safety.

The extension of the on-street parking and a sidewalk on South Locust would implement one of the Master Plan's recommendations, to interconnect the Conservancy property with the Village. The extension of the on-street parking would make the future parking at the Conservancy property feel more connected and accessible. A visitor would be passing other parking before they get to the Conservancy. A sidewalk installation could be the first step toward the

implementation of the multi-use path recommended to connect the Conservancy development to the center of town.

The added parking on North Locust, north of Mill Street, on the west side of the street could provide approximately 20 spaces. The west side is suggested because there are fewer driveways on that side of the street allowing for more spaces. I am suggesting adding parking on only one side of the street since the road right-of-way is narrower on North Locust than the right-of-way on South Locust. Sidewalks will need to be improved and/or extended and the pavement expanded. This would help connect to the future parking lot to the center of town.



The additional on-street parking could double the number of spaces currently available on-street in the Village. In both cases the extension of existing parking could have the psychological effect of people thinking they are not that far from the center of town.

Additional on-street parking is likely the simplest mechanism to increase the parking without acquiring additional land. The Village should continue to work with General Die Caster and Terry Lumber to formally create additional parking. If the Master Plan recommendation of connecting Mill Street to North Locust occurs, additional on-street parking could also be established on the new right of way.