

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

Held: Monday, August 25, 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.	Present
Kevin Royer	Present

OTHERS PRESENT: Village Planner Rita McMahon, Solicitor Brad Bryan, Administrative Assistant Faith Dorton

CONSIDERATION OF MINUTES:

July 28, 2025 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. Canda, yes; Mr. Steidl, yes; Mr. Royer, abstain; Mayor Schneider, abstain. The Minutes were approved.

CITIZENS PARTICIPATION:

Rich Fisher stated he opposed a potential rezoning of his N. Locust Street property to residential, explaining he wants to keep it available for development, especially if sewer access expands. He also raised concerns about the proposed St. Rt. 303 Project, fearing road widening would reduce the size of his parking lot. Mr. Bryan clarified that no formal proposals have been presented, no final decisions have been made on that project, and all the improvements are scheduled to be made in the existing right-of-way. The intent is to slow traffic and make the downtown area safer. There are no existing plans to take any private property.

Mark Anson asked where residents can review a copy of the current version of the Area Master Plan. He was advised it is posted on the Village website. Ms. Dorton gave detailed instructions on where to find it on the website and suggested he could call the administrative office during working hours if he needs additional assistance or wants to be sent a link.

Richard Slocum asked about the status of the numerous typos in the Area Master Plan. Ms. McMahon explained she has already corrected the misspellings, street names, and numbering errors. She is waiting to see if the Commission wants to make any changes to Chapters 5 through 7 before posting the updated document. Mr. Slocum then discussed whether N. Locust should be rezoned, suggesting mixed use could provide more Planning Commission oversight but worrying that change might allow out-of-place three-story buildings. He noted that limiting building size near existing residential structures could address that problem.

Mr. Canda confirmed the area being discussed is currently zoned Commercial. Ms. Walters explained it is not in the Historic Overlay District, which ends at Mill Street. Mr. Slocum emphasized that historic properties should be protected. Ms. Walters noted the Area Master Plan raises the issue as to whether the Historic District should be expanded for that purpose.

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MAYOR'S REPORT:

Street Name Markers

The Mayor reported the street-name marker replacements were completed more quickly than expected, with just one remaining to be installed at the corner of Stine and Riverview. He plans on presenting quotes for repainting the pavement markings to Council at its upcoming meeting. The Village plans on participating in a joint grant application with Boston Heights for an Upper A-P Road repaving project. The Engineering and application preparation work is being performed by the Boston Heights Engineer. Mr. Bryan stated the Village's share, if the grant is received, would be around \$18,000. The Mayor emphasized that while stormwater issues with the road have been partly addressed with ditching, a larger repair is necessary to prevent losing the road entirely. He noted the Village's overall progress on infrastructure projects in general and the importance of pursuing the joint project to ensure the long-term stability of the road.

COUNCIL LIAISON REPORT:

Mr. Steidl explained since Council did not meet in August, a Special Meeting was held to authorize OHM to submit two state grant applications for the Rt. 303 improvements project. One of the applications was for an OPWC grant and the other was for an ODOT safety grant. The Rt. 303 road-related work would include traffic light, turning lane, crosswalk, and streetscape improvements. Ms. Walters asked about the timing for Planning Commission discussions regarding the project. Mr. Canda clarified that the current designs were preliminary for purposes of the application, with details to be finalized later. Mr. Bryan mentioned the ODOT application requests around \$2 million, and the OPWC grant application requests about \$1.5 million. There is no obligation to go forward with the project if the grant funding is not secured. Mayor Schneider and Ms. Walters mentioned that the CVNP was working on bringing water to the downtown area. Ms. McMahon added that utility relocation could be addressed in a later project phase if funds were available. Mr. Canda noted such issues would be reviewed as the project advanced. The Mayor reported OHM was cautiously optimistic about getting the grant funding due to strong support from local entities and organizations and how the application is expected to score. Mr. Bryan reported that endorsements from the CVNP, Conservancy, County, and CVSR significantly strengthen the Village's applications.

BUSINESS:

Review of Area Master Plan/Downtown Plan Chapters 5-7, Zoning Map Changes, Additional Parking Opportunities, and Potential Zoning Code Amendments

Ms. Walters introduced the discussion on Chapters 5-7 of the Area Master Plan. Ms. McMahon explained those chapters focus on development principles and priority projects, including downtown land use, streetscape and mobility, and wayfinding. She highlighted four priority sites such as the General Die Casters property, W. Mill and N. Locust, S. Locust and Main, and Riverview and Main. She noted the development principles such as maintaining small-town character, fostering creative development, and offering versatility. She emphasized the need to evaluate whether these principles are appropriate or missing elements and pointed out broader recommendations like encouraging mixed-use, enhancing public spaces, diversifying housing, expanding retail, and integrating sustainability. Mr. Steidl observed that the guidelines remain general, citing examples like two versus three-story options. Mr. Canda agreed,

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describing the framework as broad guidance rather than binding plans and noting nothing objectionable. He stressed that Planning Commission approval would still be required before any development could proceed.

Ms. McMahon explained the Riverview and Main Street site proposal included outdoor seating and green space to encourage retail food options, aligning with development principles of fostering creative mixed-use projects, providing diverse housing options, and maintaining the Village's small-town character. She then described the S. Locust corner property as a public-private site intended to attract visitors and residents, increase retail options, create community gathering space, and ensure new buildings align with existing street fronts for a cohesive look. Mr. Canda clarified which parcels were considered public-private land use, while Mr. Steidl and the Mayor noted housing options should also be included as part of the mixed-use framework. Daniel DiAngelo, representing the Peninsula Foundation, asked whether proposals must meet all the development principles or just some of them. Mr. Steidl clarified they were guidelines rather than strict requirements. Mr. Canda added that a project without residential use could still be considered. Ms. McMahon emphasized the principles represent a wish list to guide property owners and the Planning Commission in evaluating proposals and have flexibility depending on site needs.

Amy Frank-Hensley asked how the Area Master Plan would address a scenario where the Die Casters site was purchased and turned into a paid parking lot. Mr. Canda explained such a proposal would be evaluated under the mixed-use criteria, noting the zoning code does not currently permit parking-only uses on private land.

Ms. McMahon noted that Item 5 covers the area that includes the current sanitary sewer package plant behind the Winking Lizard. The Plan suggests possible future uses for that property such as a walkway, public gathering space, or community event space once the plant is removed. She noted challenges with ownership and infrastructure issues but emphasized opportunities for creative community use. Mr. Royer and Daniel DiAngelo added that a pathway could relieve the Mill Street congestion, connect pedestrians to parking lots, and provide safer options for pedestrians and cyclists. Richard Slocum highlighted the potential for additional connections and public space improvements. Ms. Walters stressed the need for sidewalks. Ms. McMahon confirmed plans for multi-use paths. Mr. Canda remarked that completing a road loop should be a higher priority but supported keeping the walkway in the plan. Ms. McMahon and Mr. Canda agreed that public-private partnerships, such as tax incentives or zoning flexibility, are essential to support significant projects and give the community influence in shaping development.

Ms. McMahon noted the Plan also lists potential funding sources. She highlighted the recommendations on page 105 as essential for implementation. Mr. Canda agreed the Commission should endorse the document and start acting on it. Ms. McMahon outlined five streetscape areas of emphasis on page 108: pedestrian crosswalks and safety, Rt. 303 and Riverview, Rt. 303 and Locust, West Mill Street, and a new roadway connection south of the General Die Casters site. Mr. Canda clarified which items are contemplated in the proposed Rt. 303 project and noted that Option 1, not Option 2, was advanced for both cost reasons and that Option 2 would not meaningfully improve the traffic issues. Mr. Bryan, the Mayor, and Daniel DiAngelo discussed ownership and labeling issues in the Plan. They agreed that a portion of the Terry Lumber property should be specifically referenced as the site of a future public roadway, while generally keeping the language and exact location of the road flexible. Richard Slocum

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also cautioned against assuming a specific location for that right-of-way location and the need for flexibility.

Mr. Steidl suggested inserting green space and parking set-asides into future code amendments. Ms. McMahon proposed strengthening the mixed-use rules because the current code is too general. She added that the Plan shows a linkage to the Conservancy property, includes cost illustrations, and depicts a 10-foot multi-use path toward Dell Road. Crosswalk controls and lighting improvements on Rt. 303 were discussed. Ms. McMahon stated the safety funding could cover those features. Regarding mobility and wayfinding, Ms. McMahon described references to trail connections, pedestrian routes, and replacement of deteriorated sidewalks between Riverview Road and Locust Street. She said the wayfinding plan can build on existing signs and expand as parking and trail links grow. She summarized the goals on page 122, which are to improve pedestrian safety and connectivity, improve traffic flow and downtown access, enhance streetscape and public spaces, support local businesses, add on-street parking, upgrade sidewalks, and use context-sensitive sustainability. She noted Chapter 6 consolidates actions and Chapter 7 compiles surveys and maps.

Mr. Bryan explained Planning Commission approval of the Area Master Plan is sufficient and Council action on the Plan is not required. Ms. McMahon was directed by the Commission to make edits and send the updated 2025 document link to the Administrative Assistant for distribution to the Commission Members. The Mayor stated the Village Engineer is reviewing the sewer plant plans to make sure they would not interfere with the development of the proposed Village parking lot at the old Service Department building site.

ADJOURNMENT: Mr. Canda made a motion that was seconded by Mayor Schneider to adjourn the meeting. Roll call vote: Ms. Walters, yes; Mr. Royer, yes; Mayor Schneider, yes; Mr. Canda, yes. The meeting was adjourned at 8:47 p.m.

Respectfully submitted:

Karen Walters, Chairperson

Date



9.22.2026