

Record of Proceedings

Joint meeting of Village of Peninsula Council & Boston Township Board of Trustees for the Village of Peninsula and Boston Township Association & Regular Council Meeting

Held: Tuesday, May 12, 2026

JOINT MEETING OF VILLAGE OF PENINSULA COUNCIL AND BOSTON TOWNSHIP BOARD OF TRUSTEES FOR THE VILLAGE OF PENINSULA AND BOSTON TOWNSHIP UNION CEMETERY ASSOCIATION

CALL TO ORDER: Mr. Bryan called the meeting to order at 7:00 p.m. It was noted that Ms. Padrutt would be late for the meeting due to a family commitment. Ms. Frank-Hensley made a motion that was seconded by Mr. Rosales to excuse the Mayor and Mr. Slocum from the meeting. Roll Call Vote: Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Ms. Riggins, yes; Mr. Rosales, yes. The motion was approved.

ROLL CALL:

Peninsula Officials:

Mayor Daniel Schneider, Jr.	Present	Amy Frank-Hensley	Present
Richard Slocum	Absent	Daniel Krachinsky	Present
Moe Riggins	Present	Eliud Rosales	Present
Jodi Padrutt	Present (7:26)		

Boston Township Officials:

Amy Anderson:	Present	Randy Bergdorf	Present
Michael Anderson	Present		

OTHERS PRESENT: Solicitor Bryan, Fiscal Officer Iaconis, Administrative Assistant Dorton

Review of 2025 Financial Report and Report on 2026 Budget and Plans

Mr. Bergdorf reviewed the 2025 Financial Report and outlined the revenue sources, including lot sales, burials, foundations, taxes, and miscellaneous income. He noted the inside millage generated nearly \$63,000 last year. He also reviewed major expenses and highlighted ongoing improvements, including tree planting, monument restoration, flag purchases, and a new land survey for the cemetery property adjacent to the quarry parcel.

Mr. Bryan noted there would not be sufficient votes on the part of the Village to pass the joint Cemetery tax continuation Resolution until Ms. Padrutt arrived. He asked the Village Council and the Township Board whether they wanted to recess the joint meeting and allow the Village Council Meeting to start while they waited for Ms. Padrutt. Ms. Frank-Hensley made that motion, which was seconded by Ms. Riggins. Roll Call Vote: Ms. Anderson, no; Mr. Bergdorf, yes; Mr. Anderson, yes; Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Ms. Riggins, yes; Mr. Rosales, yes. The motion was adopted, and the meeting was recessed at 7:06.

VILLAGE COUNCIL MEETING

CALL TO ORDER: Mr. Bryan called the meeting to order at 7:06 p.m.

ROLL CALL:

Mayor Daniel Schneider, Jr.	Absent	Amy Fank-Hensley	Present
Richard Slocum	Absent	Daniel Krachinsky	Present
Jodi Padrutt	Present (7:26)	Eliud Rosales	Present
Moe Riggins	Present		

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OTHERS PRESENT: Solicitor Bryan, Fiscal Officer Iaconis, Administrative Assistant Dorton

PRESENTATION OF AGENDA AND AMENDMENT OF THE AGENDA: No amendments.

SPECIAL PRESENTATIONS: None.

PRESENTATION AND CONSIDERATION OF RECORD OF PROCEEDINGS

April 28, 2026 Council Meeting Minutes: Ms. Frank-Hensley made a motion that was seconded by Ms. Riggins to correct two typos in the minutes that included a misspelling of Ms. Frank-Hensley's last name and a misspelling of Chief Nagy's last name. Roll call vote on the motion to amend: Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Ms. Riggins, yes; Mr. Rosales, yes. The motion was approved. Ms. Frank-Hensley made a motion that was seconded by Mr. Krachinsky to approve the minutes as amended. Roll call vote: Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Ms. Riggins, yes; Mr. Rosales, yes. The minutes were approved as amended.

CITIZEN PARTICIPATION

Mr. Anzelc, the owner of the Peninsula Coffee House, stated he feels that his business has been unfairly singled out and criticized for the parking and traffic problems in Peninsula, despite according to ODOT data, being responsible for only a fraction of the traffic on Rt. 303. He notes he invested \$150,000 toward parking improvements on his property alone. He emphasized his business's extensive investment in and contributions to the community, including preserving a historic building, creating local jobs, generating significant tax revenue, supporting local businesses and organizations, donating services and resources to residents and nonprofits, and partnering on public initiatives. He expressed disappointment over what he described as ongoing animosity from some Councilmembers and urged greater cooperation on shared Village issues such as parking, pedestrian safety, and infrastructure improvements.

Mr. Najeway expressed frustration over the frequency of Council and Planning Commission discussions surrounding short-term rentals and development regulations, arguing the Village has had years of public meetings, surveys, and adopted legislation. He stated the Village should concentrate on enforcement of the current rules rather than changing them. He cautioned against overregulation and reactive policymaking, noting the Village could find itself in a lawsuit if it goes too far. Mr. Najeway pointed to the proposed moratorium on commercial development. Ms. Frank-Hensley explained the proposed moratorium is intended to allow the Village time to complete Zoning Code updates tied to the Area Master Plan before any additional development proposals move forward. Greg Canda clarified the moratorium has not been adopted yet and would apply only to properties in the Mixed-Use zone, not the Commercial zone. Mr. Canda also emphasized that concerns related to the Coffee House were primarily about Village-wide parking challenges rather than any opposition to the business itself.

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REPORTS

Mayor, Daniel Schneider, Jr.

Motion to Authorize the Mayor to Purchase Four Street Sign Markers from Summit Memorials, Inc. of Akron, Ohio for \$5,600: In the Mayor's absence, Mr. Bryan requested the motion to purchase the street markers. He stated two markers were needed for Riverview Road, one for Stine Road, and one for Major Road. Mr. Rosales made the motion that was seconded by Mr. Krachinsky. Roll call vote: Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Ms. Riggins, yes; Mr. Rosales, yes. The motion was approved.

Mr. Bryan also informed Council the Mayor would like to permanently mount the new Council Chambers display screen to the wall due to issues with the floor not being level in the current area in which it is located. There would be no additional cost. Mr. Bryan asked if anyone on Council had a problem with that plan. There were no objections from Council. Ms. Frank-Hensley suggested using an adjustable arm mount so that the screen could be directed as needed.

Fiscal Officer, Ms. Iaconis: Ms. Iaconis reported the Village received its insurance renewal quote from Wichert Insurance. The cost increased approximately 5% from last year due to higher property valuations, the addition of a vehicle to auto coverage, and higher auto insurance rates. Ms. Iaconis said the insurance renewal would be on the agenda for approval at the next meeting.

Ms. Padrutt arrived at 7:26 p.m., and Mr. Rosales made a motion to recess the Village Council Meeting. Mr. Krachinsky seconded the motion. Roll call vote: Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Ms. Riggins, yes; Mr. Rosales, yes. The motion was approved.

CONTINUATION OF JOINT MEETING OF VILLAGE OF PENINSULA COUNCIL AND BOSTON TOWNSHIP BOARD OF TRUSTEES FOR THE VILLAGE OF PENINSULA AND BOSTON TOWNSHIP UNION CEMETERY ASSOCIATION

Mr. Rosales made a motion that was seconded by Ms. Frank-Hensley to resume the joint meeting. Roll Call Vote: Ms. Anderson, yes; Mr. Bergdorf, yes; Mr. Anderson, yes; Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes. The motion was approved.

Resolution No. 08-2026

A Joint Resolution Authorizing the Continuance of the One Mill Cemetery Maintenance Tax for the Village of Peninsula and Boston Township Union Cemetery Association

Mr. Bryan read the resolution by title. Ms. Frank-Hensley made a motion that was seconded by Ms. Riggins to suspend the three-reading rule for the Village. Roll call vote: Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Ms. Riggins, yes; Mr. Rosales, yes; Ms. Padrutt, yes. The motion was approved. Mr. Rosales made a motion that was seconded by Ms. Riggins to approve the legislation. Roll Call Vote: Ms. Anderson, yes; Mr. Bergdorf, yes; Mr. Anderson, yes; Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes. The Joint Resolution was adopted.

Adjournment of Joint Meeting: Mr. Krachinsky made a motion that was seconded by Mr. Rosales to adjourn the Joint Meeting. Roll Call Vote: Ms. Anderson, yes; Mr. Bergdorf, yes; Mr.

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Anderson, yes; Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes. The meeting was adjourned at 7:29 p.m.

CONTINUATION OF VILLAGE COUNCIL MEETING

Ms. Frank-Hensley made a motion that was seconded by Ms. Riggins to resume the Village Council Meeting. Roll Call Vote: Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes. The motion was approved at 7:30 p.m.

Fiscal Officer, Ms. Iaconis (Continued): With respect to the insurance renewal quote, Ms. Iaconis confirmed the Village broker shopped the coverage to various carriers and determined that the current providers remained the most favorable option. Ms. Iaconis informed Council she will have the 2027 tax budget to Council for approval in June. That legislation must be approved by July 15 as part of the County's annual requirements. The Village has received the approximately \$70,000 of local government funds that were being improperly withheld due to a misunderstanding regarding the Village camera ticket program. In response to a question from Ms. Padrutt, Ms. Iaconis explained that the 2022/2023 Village Audit is substantially complete. The Auditors are waiting for additional information from Ms. Iaconis, which she will get to them soon. Ms. Padrutt then asked about previously requested bank reconciliation reports. Ms. Iaconis apologized for not providing that information and stated she was experiencing issues due to the transition to ADP payroll processing and increased manual data entry. She stated she expects to have updated financial reports available at the next Council Meeting. Mr. Krachinsky announced that he is travelling out of town and is unable to attend the next Council Meeting. Mr. Rosales stated he would also be absent from the next meeting.

Finance Liaison, Mr. Krachinsky: Mr. Krachinsky stated noted no motions could be made since Council was not provided with the Financial Statements or Submitted Bills List.

Street Commissioner, Mr. Anderson: Mr. Bryan stated he was not aware of anything to report.

Police Department: Mr. Bryan stated he was not aware of anything for the Police Department.

Roads and Public Works: Mr. Bryan reported the Village is working with ODOT to address a slope failure issue on State Rt. 303 near Emerson Road and the Cemetery. Engineer McCabe asked ODOT to inspect the road in that area and raised concerns that if the condition worsened, a lane closure and one way traffic would be required. Mr. Bryan stated ODOT officials inspected the site with the Mayor, Mr. McCabe, and Mr. Andexler and soil borings were taken. The Mayor provided a letter to ODOT asking for emergency assistance since the Village does not have the funds to make the necessary repairs. ODOT is working on obtaining approval for emergency funding and authorization to have the work performed.

Planning Commission, Ms. Frank-Hensley: Ms. Frank-Hensley reported that the Planning Commission is focusing on drafting new regulations for the Mixed-Use zone. Those regulations are intended to refine building form standards to better preserve the Village's character and narrow the list of permitted uses to favor smaller-scale, locally compatible businesses over more

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industrial or traffic-intensive operations. The Commission also held an extended discussion on short-term rentals, including enforcement concerns, resident feedback, and the possibility of a joint Planning Commission and Council Meeting on June 23 to gather public input from residents and short-term rental owners before making further decisions.

Councilmembers then debated whether the Village's primary issue with short-term rentals was enforcement or the existence of short-term rentals themselves. Members expressed different views on surveys, enforcement limitations, and the possibility of putting the issue before voters. Ms. Riggins argued that enforcement mechanisms have been unclear and ineffective for years. Mr. Bryan explained any non-application related issues are dependent on making complaints to the police department or administration and meeting court evidentiary standards. Mr. Najeway repeatedly questioned what documented complaints actually exist against currently licensed short-term rental properties. Others emphasized that repeated discussions without any resolution were creating frustration throughout the community.

Matthew Padrutt argued that the ultimate decision on short-term rentals should be made by Village residents through a ballot measure. He raised concerns about the long-term effect of non-resident-owned short-term rental properties on the fabric of the community and warned about potential safety and crime concerns. It was suggested that balancing public participation with a more structured process by holding a public joint meeting between Council and Planning Commission in June would be helpful. At that meeting, residents and property owners could openly discuss concerns and help shape what, if anything, should be done and what would appear on the ballot if that direction were taken. That meeting should be widely publicized, have a formal agenda prepared in advance, and involve focused and productive discussions.

Councilmembers next addressed the earlier comments from Mark Anzelc regarding the Peninsula Coffee House and his perception that Council was hostile toward his business. Multiple Councilmembers and residents emphasized that the Coffee House itself was viewed positively as a successful community asset. It was explained that the concerns being discussed centered primarily on broader Village parking challenges rather than criticism of the business. Mr. Anzelc expressed appreciation for the clarification and offered to help explore creative parking solutions, including potential off-site parking and shuttle options. Councilmembers acknowledged the importance of being careful not to portray the business negatively during future zoning and parking discussions.

Zoning Officer, Mr. Collins: Mr. Bryan stated he was not aware of anything on behalf of Mr. Collins. Ms. Padrutt noted that Council previously requested that a monthly report be submitted by the Zoning Officer.

Board of Zoning Appeals: Mr. Bryan reported the Board of Zoning Appeals still has one vacancy and will meet at 6:00 p.m. on June 9 to approve prior minutes and consider an extension request on a previously granted variance.

Buildings and Grounds, Ms. Frank-Hensley and Ms. Riggins:
Village Hall Sign

Ms. Frank-Hensley apologized for not having an update on this issue due to being sick.

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Chamber of Commerce: Council emphasized that Chamber of Commerce representatives are welcome to attend meetings to report on Chamber activities and asked that this topic be removed from future Council Meeting agendas.

Policies & Procedures Liaison, Mr. Slocum:

Records Retention and Disposal Policy and Schedule, Cybersecurity, Proposed Public Events Ordinance and Application

Mr. Bryan reported that Ms. Frank-Hensley prepared an excel version of the retention schedule. Mr. Slocum is in the process of making some updates to the schedule items and is working on options for cybersecurity tasks. Mr. Bryan stated he updated the draft of the public events ordinance as requested to indicate that it only applies to public events. He stated Council might want to consider different fees for events that fall within different tiers and that events in the first tier, such as block parties, will probably be unable to comply with the insurance requirements. Ms. Padrutt and Ms. Frank-Hensley discussed concerns about aligning the proposed event ordinance noise standards with the existing noise ordinance to avoid enforcement complications. Ms. Frank-Hensley shared concerns about excessive noise levels from past events that impact nearby residents and pets.

Fire Board, Mr. Krachinsky: Mr. Krachinsky stated he is unable to attend the upcoming Fire Board meeting and asked if someone could attend and report on the meeting. Ms. Riggins volunteered to go to the meeting.

Cemetery Board, Ms. Padrutt: Ms. Padrutt stated she had nothing to report.

JEDD Board, Ms. Riggins: Ms. Riggins stated the start of the 2024/2025 JEDD Audit is on hold until the Village 2022/2023 Audit is complete.

Wastewater/Stormwater/Water: No updates.

Solicitor, Mr. Bryan: Mr. Bryan stated he had nothing additional to report at this time.

LEGISLATION:

Ordinance No. 07-2026

Requested by: Mayor Schneider and Councilpersons Slocum and Frank-Hensley

An Ordinance Amending Chapter 1125 of the Zoning Code Related to Off-Street Parking (Second Reading)

Mr. Bryan read the Ordinance by title. Ms. Riggins expressed her concern about adopting the Ordinance without conducting a comprehensive parking study showing when, where, and how long people currently park throughout town. She listed numerous businesses and community uses such as retail stores, restaurants, churches, tourists, hikers, train passengers, and special events, and argued the existing parking demands need to be fully understood before allowing additional shared parking agreements.

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Ms. Frank-Hensley responded, stating the Ordinance is a good start and is not, in itself, intended to solve all the Village's parking problems. It is designed to shift responsibility to future applicants to justify how much parking they need and require them to submit parking analyses to support their position and the sufficiency of any shared parking arrangements as part of site plan review process. She explained the proposal was designed to move away from rigid parking formulas based solely on square footage, and instead, allow more flexible evaluations for developments and businesses with unique or overlapping parking demands. Mr. Bryan pointed out that most parking situations may just involve parking on the property to be developed and not shared parking agreements. He also stated that the Planning Commission or the Park would never allow the Park parking lot to be considered as part of a shared parking agreement. Mr. Krachinsky noted that summer parking congestion already exists throughout the Village, with or without this Ordinance.

Greg Canda clarified that the shared parking provision in the Ordinance did not involve public street parking but rather formal agreements between property owners. Ms. Frank-Hensley described shared parking as a way to encourage walkability and reduce the need for every property to maintain isolated parking lots, since visitors often park once and walk between multiple businesses. Ms. Riggins remained skeptical, arguing that the Village should pause and further refine the Ordinance because Councilmembers were still identifying new concepts and alternatives. Ms. Riggins questioned the minimum parking requirements for multi-family buildings and whether the Village had studied existing apartment sizes, bedroom counts, and resident parking habits before proposing minimum parking standards tied to units under 900 square feet. Ms. Frank-Hensley explained the proposal established only a minimum requirement and did not prevent developers from adding additional spaces if desired. Ms. Riggins argued that reducing minimums ignores the reality that many households have multiple vehicles. Ms. Frank-Hensley stated certain housing options may not be suitable for all households.

Based upon the above discussion and because Mr. Krachinsky and Mr. Rosales will not be at the next Council Meeting, Ms. Frank-Hensley made a motion that was seconded by Mr. Rosales to table the Ordinance. Roll Call Vote: Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes. The motion was approved.

Ordinance No. 09-2026

Requested by Councilperson Frank-Hensley

An Emergency Ordinance Enacting a Six-Month Moratorium on the Submittal, Evaluation, and Consideration of New Zoning and Development Project Applications for Mixed-Use Zoning District Properties (First Reading)

Mr. Bryan read the ordinance by title. Ms. Frank-Hensley requested that the Ordinance receive a second reading before any action was taken. Mr. Bryan asked if anyone had questions about the Ordinance. Mr. Najeway asked for clarification about how the Mercantile Building project fit under the old parking ordinance and updated building coverage rules. Mr. Bryan explained the project was evaluated pursuant to the Ordinances in effect when the application was filed, but stated the new building meets the new 50% lot coverage requirement. Council discussed the project's parking allocation for the apartments, employees, and retail customers, and the shared parking agreement. Ms. Padrutt expressed concern that if a development cannot adequately provide parking for itself, the project may be too large for the site.

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UNFINISHED BUSINESS/NEW BUSINESS:

Solicitor Search Committee

Ms. Padrutt noted that five residents attended and participated in the discussion. The group reviewed the process for creating a solicitor job description, where to post the position, and the possibility of including a non-councilmember resident on the committee. The members discussed the need to schedule another meeting once Mr. Slocum's availability was determined.

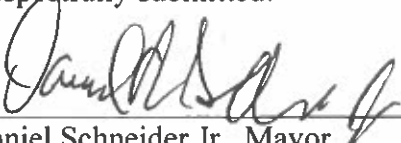
Council Priority List

Ms. Frank-Hensley stated she is working on updating the Council priority list and adding target dates to projects. Ms. Padrutt raised concerns about poor audio quality during meetings and suggested microphones or amplification systems to help the audience hear more clearly.

EXECUTIVE SESSION (IF NECESSARY): Ms. Frank-Hensley requested an executive session to discuss a personnel matter related to an employee disciplinary matter. Mr. Bryan clarified that the requested motion to enter into executive session was being made pursuant to Ohio Revised Code Section 121.22 (G)(1) to discuss and consider the discipline of a Village employee. The motion was made by Ms. Frank-Hensley and seconded Mr. Rosales. Roll Call Vote: Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes. The motion was approved. Council entered into executive session at 8:42 p.m. At 9:08 p.m., Ms. Frank-Hensley made a motion that was seconded by Ms. Padrutt to come out of executive session. Roll Call Vote: Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes. The motion was approved.

ADJOURNMENT: Ms. Frank-Hensley made a motion that was seconded by Mr. Rosales to adjourn the meeting. Roll Call Vote: Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes. The meeting was adjourned at 9:08 p.m.

Respectfully submitted:



Daniel Schneider Jr., Mayor

5-26-2026
Date



Katie Iaconis, Fiscal Officer

5/26/2026
Date