

**Record of Proceedings
Special Council Meeting**

Held: Tuesday, June 23, 2026

PURPOSE: Public Meeting on Short-Term Home Rentals

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

ROLL CALL:

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

OTHERS PRESENT: Solicitor Brad Bryan, Planner Rita McMahon, Administrative Assistant Faith Dorton, and Planning Commission Members: Karen Walters, Kevin Royer, and Greg Canda.

WELCOME AND PURPOSE:

How Short-Term Home Rentals Are Defined, Current Short-Term Rental Regulations, and Facts

Ms. Frank-Hensley opened the public meeting by explaining its purpose was to hear community perspectives on short-term rentals, not to debate or make decisions. She introduced Planning Consultant Rita McMahon and reviewed the roles of residents, the Planning Commission, Council, and the administration in shaping and enforcing Village policies. She emphasized the Planning Commission serves primarily in an advisory capacity, helping to develop detailed recommendations based on the Village's Long-Range Plan and zoning regulations. Council is responsible for adopting ordinances and making final policy decisions. The meeting was designed to provide factual information, answer clarifying questions, and gather public input in a respectful and constructive environment.

Ms. Frank-Hensley then reviewed the current short-term rental regulations, explaining short-term rentals are homes rented for fewer than 30 consecutive days and are distinct from bed-and-breakfasts or country inns. She outlined registration requirements, occupancy and parking standards, local contact requirements, and limits on the number of non-owner-occupied rentals allowed in certain zoning districts. She discussed how the Village's Long-Range Plan and Area Master Plan have influenced the conversation, noting that the Plans seek to balance preservation of Peninsula's character, fiscal sustainability, housing needs, and tourism impacts. Historical context was provided, including the original 2019 Ordinance and subsequent revisions in 2023 and 2024 that increased fees, reduced the number of permitted rentals, and adjusted administrative procedures. She also presented data showing that Peninsula currently has 14 registered short-term rentals, representing less than 5% of Village households. She acknowledged ongoing debate about their economic impact and contribution to Village revenues.

A discussion followed about revenues, complaints, enforcement, and ownership. Ms. Riggins questioned the reported revenue totals and highlighted compliance concerns identified by Councilperson Riggins. Ms. Frank-Hensley made a distinction between officially reported complaints and unverified compliance concerns and asked Mr. Bryan to reiterate that there was only one confirmed violation in 2025. Mr. Bryan explained that violation involved an unregistered property being advertised as a short-term rental. The property owner was notified of the Village Ordinance, and the posting was taken down. Additional questions focused on whether short-term rental property owners lived inside or outside the Village, the potential

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impact on income tax revenue, and the location of registered rentals. Before opening the floor for public comments, Ms. Frank-Hensley conducted an informal show of hands that revealed residents held a range of views, with some favoring a complete ban on short-term rentals, others supporting changes to the current regulations, and a group preferring to leave the existing rules unchanged. She then invited residents to share their opinions and recommendations.

COMMUNITY INPUT

Elizabeth Biddick expressed her opposition to banning short-term rentals, arguing they serve a valuable purpose for visitors, families, and tourists who contribute to the local economy and often return to the Village. She noted that Peninsula already has limits on the number of rentals, and problems such as noise, parking, or rule violations can be addressed through enforcement rather than a ban. Drawing from her experience living next to a quiet and respectful short-term rental, she suggested that additional regulations, such as privacy fencing or parking regulations could address neighborhood concerns while preserving the benefits that short-term rentals provide.

Lisa Craig questioned the characterization of the reported fifty compliance issues related to short-term rentals, noting that many of the items listed are already reviewed during required property inspections. She expressed concern that labeling these items as violations could give residents the impression there were widespread operational problems or police complaints associated with short-term rentals, when very few formal complaints had actually been reported. Ms. Frank-Hensley clarified that only seven complaints and one verified violation had been officially recorded, while the larger number represented unverified compliance irregularities identified during a review of records by Councilperson Riggins.

A resident asked about the financial impact of short-term rentals compared to owner-occupied homes. Ms. Frank-Hensley, Mr. Slocum, and Mr. Bryan acknowledged that the answer is difficult to quantify because factors such as income tax contributions, property taxes, visitor spending, and rental activity vary widely. They noted that homeowners may or may not contribute local income taxes depending on where they work, and short-term rental guests may generate economic activity by patronizing local businesses, though the extent of that impact is difficult to measure accurately. Kim Haramis noted his experience as a short-term rental host has led him to believe that short-term rental guests do not cook. They spend money at local restaurants and businesses.

Matthew Padrutt urged Council to place a short-term rental ban measure on the November ballot, arguing that repeated attempts to regulate short-term rentals have failed to address their impact on neighborhood character, housing availability, and residents' quality of life. He contended that a small number of properties generate relatively little revenue for the Village, while creating uncertainty for neighbors and transforming residential homes into de facto hotels. Ms. Frank-Hensley explained that due to the fact the Village does not have a Charter, any ballot measure would be advisory rather than legally binding. A clear yes-or-no question would be required, leaving Council responsible for deciding how to act based upon the results, including whether existing short-term rentals would be grandfathered. Ms. Padrutt stated she supported an advisory ballot measure as a way to anonymously gather community input. She emphasized Council should give significant weight to the outcome.

Carol Kamphuis spoke in support of short-term rentals based on her experience operating an owner-occupied short-term rental for the past ten years. She stated her guests have

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consistently been respectful and have included families, professors, local and international guests, medical professionals, and people returning to visit relatives in Peninsula. Many guests visit the National Park, dine at local restaurants, shop in the Village, and return multiple times, providing ongoing economic benefits to local businesses. She noted her experience with short-term rentals has been overwhelmingly positive and argued that long-term renters can sometimes create more uncertainty for neighbors than short-term guests, since problematic tenants may remain for years rather than a few days.

Debbie Radvar, owner of a short-term rental, explained she purchased the property intending to live there while renting part of it, but later had to change those plans. She stated she has invested significant money in the home for repairs and maintenance, uses a management company that conducts background checks, follows all Village requirements, and maintains close communication with neighbors to ensure the property is well managed. She argued that Peninsula's short-term rental regulations already impose strict limits on occupancy and parking, and most of her guests are families, repeat visitors, or people visiting relatives and the National Park who support local businesses. She expressed concern about the financial impact a ban could have on existing owners and noted that current rules already prevent the transfer of short-term rental permits to new owners, limiting future expansion of such properties.

Charlie Moyer, a Peninsula resident of more than 50 years, spoke in support of his neighbor Debbie Radvar and her short-term rental. He reflected on the many neighbors who lived next door over the years and said that Debbie has been as good a neighbor as any of them. Based on his experience living beside the property, he has no concerns with it being a short-term rental property and emphasized the positive relationship.

Leslie Hampshire, who lives near five short-term rentals, stated she has had overwhelmingly positive experiences with them. She has not encountered noise, safety, or nuisance issues, despite their proximity to her home. She noted visitors often blend into the community, support local businesses, and help people experience Peninsula in a more personal way. Drawing on her own travels using Airbnb properties, she stated she appreciates the role short-term rentals play in tourism and community engagement, adding that she has seen more uncertainty from long-term rentals than from short-term guests. She questioned the perception that residents are afraid to speak out and expressed hope that the Village can find a reasonable solution rather than banning short-term rentals.

Denise Lahoski stated she supports hospitality and recognizes the value that short-term rentals bring to Peninsula. She believes stronger and more consistent regulation is needed to maintain a balance between tourism and preserving the community. She expressed concern about the Village's declining population and the difficulty younger generations face in finding affordable housing in Peninsula, noting that her own children, who want to live and work in the Village, have few opportunities to do so. She emphasized the importance of preserving Peninsula's long-standing families, traditions, and volunteer base. She urged leaders to adopt regulations that protect housing opportunities for residents while sustaining the community's future.

Denise English, a resident and former Chamber of Commerce administrator who has managed five short-term rentals over the past five to six years, said she has never encountered a problem guest, police complaint, or behavioral issue related to those properties. She argued that short-term rental guests are primarily tourists who support Peninsula's businesses, parks, trails, and attractions, contributing to the local economy. Ms. English questioned whether eliminating

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short-term rentals would actually improve housing opportunities, noting that homes and long-term rentals in Peninsula are often too expensive for many families and long-term renters are frequently transient as well. She encouraged Village leaders to focus less on restricting short-term rentals and more on developing strategies to capture revenue from the millions of visitors who come to the area each year and place demands on local infrastructure.

Doug Mayer spoke in favor of prioritizing Peninsula residents and preserving the Village's residential character. He argued that converting homes into short-term rentals reduces opportunities for families to live in the community, contributing to a decline in the number of children and long-term residents. He argued that Peninsula's value lies in its unique small-town atmosphere and strong sense of community, not in serving as a destination for short-term rental guests. He expressed his concern that allowing homes to operate as businesses undermines the purpose of residential zoning and urged Village leaders to protect the interests of residents who have invested in and helped sustain the community.

Paul Romanic, an owner of a short-term rental, explained he purchased the property with the goal of eventually becoming a full-time Peninsula resident. He currently uses the short-term rental income to help pay down the mortgage. He emphasized he is deeply involved in the community through coaching, frequent visits, and supporting local businesses. He argued that not all short-term rental owners are simply seeking profits. Mr. Romanic said he carefully manages his property to minimize impacts on neighbors and questioned whether short-term rentals are being unfairly blamed for community issues while other concerns, such as traffic safety and infrastructure, receive less attention. He urged residents to recognize that many short-term rental owners value Peninsula and contribute to the community. He reminded everyone that not all owners are there to make money. Some of them want to fulfill a desire to eventually make the Village a permanent home should the community have and support them.

Kathy Bertsch expressed concern about Peninsula's declining population and asked how much Village staff time is spent administering and enforcing short-term rental regulations. The Mayor responded that while oversight of short-term rentals requires significant effort from himself, Village staff, and the Zoning Officer, he believes the work is worthwhile because it provides accountability, ensures compliance, and generates revenue that would otherwise be lost. He credited his staff, including the Administrative Assistant and the Zoning Officer, for developing an inspection and monitoring process, despite limited resources. He acknowledged that a dedicated third-party administrator may be worth considering in the future. The Mayor argued that short-term rentals contribute economically to the Village, and the focus should be on improving administration and enforcement rather than eliminating them altogether.

Mr. Slocum asked to read a letter from Rich Piekarski, a short-term rental owner. Mr. Piekarski stated in his letter that responsible short-term rentals can coexist with Peninsula's residential character, while providing economic benefits to the Village. He stated that many operators are highly attentive property owners who maintain their homes, screen guests, and depend on positive reviews to succeed. He noted that only a small number of licensed short-term rentals exist in the Village and contended they have not significantly altered neighborhood character or housing availability. The letter emphasized the positive impact of visitors on local businesses, the investments owners have made in restoring and maintaining properties, and the importance of respecting property owners who relied on existing regulations when making those investments. He urged the Village to address any specific concerns through targeted regulation

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and enforcement rather than broad restrictions. He questioned whether the limited number of documented complaints and violations justified further restrictions.

A Center Street resident, Sara Leffler, who has lived in Peninsula for 22 years stated the short-term rental debate is not primarily about noise, parking, or property management, but about preserving the sense of community that comes from having long-term neighbors. While acknowledging that the short-term rentals near her are well managed, she expressed concern that transient occupancy cannot replace the relationships, trust, and mutual support that develops among permanent residents who look after one another's homes, pets, and families. She noted that her son, despite having a good job and wanting to live in Peninsula, cannot afford to do so. She urged leaders to consider the long-term impact of housing availability and neighborhood connections when evaluating short-term rental policies.

Lisa Gaskill, a lifelong Peninsula resident, stated she remains conflicted about short-term rentals. She emphasized the importance of preserving the Village's sense of community and family-oriented character. She recalled growing up in a close-knit neighborhood where the entire Village felt like home and suggested Peninsula could pursue other community events and initiatives to generate revenue rather than relying on short-term rentals. While noting that the several short-term rentals near her home have caused few issues, she expressed concerns about increased traffic on residential streets, and the difficulty young families face in buying homes when investors can outbid local residents. She urged Village leaders to carefully consider the long-term impact on families, children, and future generations who want to live in and remain part of the Peninsula community.

Ms. Padrutt read a letter from Gwen and Dave Waite, long-term Peninsula residents, who expressed concern about the growth of short-term rentals in the Village. Drawing on their experience with similar issues at a Michigan homeowners association, they argued that enforcement becomes difficult without clear authority and comprehensive regulations. They supported placing the issue on the ballot, stating that Peninsula already experiences significant seasonal tourism, and argued that continued growth of short-term rentals without strong, enforceable regulations poses a risk to the character and well-being of the community.

Sean Hensley commented that, after listening to the discussion, he was hearing both positive and negative perspectives on short-term rentals but had not heard much distinction between owner-occupied and non-owner-occupied rentals. He said he was trying to understand whether residents viewed those two types of short-term rentals differently in terms of neighborhood impact, safety, or community character. He asked for clarification about the Village's reported population figures and whether they included residents living in long-term rental properties. Ms. Frank-Hensley confirmed the population count included all residents, regardless of whether they owned or rented their homes.

Daniel DiAngelo spoke in favor of maintaining the current short-term rental regulations, noting that the Village recently completed an extensive review that resulted in a cap of 15 non-owner-occupied short-term rentals, representing only about 5% of Peninsula's housing stock. He argued that housing prices are driven more by Peninsula's desirability and limited housing supply than by short-term rentals. He stated his experience living next to a short-term rental for seven years has been overwhelmingly positive, with no significant complaints or disturbances. He emphasized that short-term rentals provide benefits by allowing visitors and family members to stay within the Village, contribute to the local economy, and support tourism. He urged the Village to focus on enforcing existing regulations, strengthening them where necessary, and

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making decisions based on documented evidence rather than assumptions, while recognizing the positive contributions of responsible short-term rental owners.

Matthew Padrutt read a statement from a resident who did not feel comfortable speaking publicly, arguing that the concern over short-term rentals is not about the character of the owners or guests but about the gradual loss of community. The letter emphasized that visitors are not long-term neighbors who build relationships, raise families, support one another during difficult times, or contribute to the generational bonds that define Peninsula. The writer expressed concern that, property by property, the Village risks losing the residents, traditions, historic character, local businesses, and sense of community that have been preserved through generations of investment and civic involvement. While acknowledging that short-term rentals themselves are not inherently harmful, the resident warned that a small community like Peninsula could gradually lose the qualities that make it special if too many homes are converted away from permanent residential use.

Michelle Backhurst expressed concern about an anonymous flyer regarding short-term rentals, saying it raised more questions than answers and appeared designed to create fear rather than present factual information. She praised Council for providing verified data and noted that transparency and open-mindedness were values many current Council members emphasized when running for office. She stated the unsigned, no return-addressed flyer, didn't convey that. She felt the flyer's "We Are Peninsula" message implied that those who disagreed with the message were somehow not part of the community, which she rejected, stressing that she loves the Village and remains undecided on the issue. She stated any decision she makes regarding short-term rentals would be based on facts and evidence rather than fear-based arguments.

Leslie Hampshire added to what Ms. Backhurst said about the flyer. She objected that it implied that anyone attending the meeting supported a ban on short-term rentals, stating that she attended to listen, learn, and make an informed decision. She described the letter as fearmongering, unnecessary, and lacking credibility because it was unsigned. Ms. Frank-Hensley added that she, with some other Councilmembers in agreement, had not received the letter. She noted that regardless of differing viewpoints, she would have preferred to receive it, because understanding all perspectives is important to the transparent decision-making process that Council has committed to supporting.

Casey Caskey of Stein Road asked Council about the results of a short-term rental survey conducted more than a year earlier, questioning whether it provided more useful information than a nonbinding ballot measure would, because it allowed for more detailed feedback. In response, Mr. Slocum explained that approximately 106 surveys were returned after being mailed to every household in the Village. He noted that the results showed a divided community and summarized that 14% wanted the limit higher or no limit at all, 38% wanted it the same or slightly lower, and 48% wanted a lower limit, owner occupied only, or none at all. Ms. Frank-Hensley added that while surveys can provide richer information, an advisory ballot offers greater anonymity and may encourage broader participation.

Bonnie Sulzer asked the Mayor to clarify whether the Village had experienced any problems with owner-occupied short-term rentals. The Mayor responded that there had been no such issues reported.

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NEXT STEPS AND OPTIONS

Denise Lahoski asked whether the discussion suggested residents primarily wanted stronger regulation of short-term rentals rather than a ban and questioned whether the Village's current regulations should be changed further. In response, Ms. Frank-Hensley conducted an informal, nonbinding, show of hands-to-gauge opinions, finding support for several approaches, including banning short-term rentals, limiting them to owner-occupied properties, reducing their numbers, and strengthening enforcement. She acknowledged that the issue has consumed significant Village time and resources but emphasized the purpose of the meeting was to better understand community sentiment and provide Council with information for future decisions.

Councilmembers and Planning Commission members then reflected on what they had heard. Mr. Canda and Mr. Slocum thanked residents for their participation and noted the strong community interest in preserving Peninsula's character. Mr. Slocum observed that the strongest response appeared to be support for maintaining short-term rentals while improving enforcement. He stated a carefully worded advisory ballot question might provide useful information. Ms. Riggins argued that owner-occupied rentals were generally not the primary concern, questioned the effectiveness of enforcement under the current system, and supported placing the issue on the ballot to obtain a clearer measure of public opinion. Mr. Krachinsky expressed concern that a ballot issue could still result in a divided community and questioned whether the Village could afford potential legal challenges if rentals were banned.

Ms. Padrutt cited examples of nearby communities that have restricted or banned short-term rentals and raised concerns about enforcement challenges and public safety incidents that have occurred at rental properties elsewhere in Ohio. She argued that an advisory ballot would provide anonymous, community-wide feedback and serve as the most comprehensive survey of resident opinion. Mr. Canda agreed that regulations can continue to be improved but emphasized that any ballot language would need to be clear and specific. Ms. Walters encouraged residents who are uncomfortable speaking publicly to contact Planning Commission or Council members directly, while noting that Peninsula residents have traditionally been willing to share their opinions.

The members thanked the community for their thoughts and contribution to the discussion. Ms. Frank-Hensley concluded by saying the meeting had provided valuable insight into the benefits, concerns, and complexities surrounding short-term rentals. She described the issue as multifaceted, said she was open to considering a ballot measure if approached thoughtfully, and emphasized the need for Council to carefully evaluate the potential consequences of any future action. She again thanked residents for their participation and indicated that Council would continue discussing the issue at future meetings.

Ms. Padrutt made a motion that was seconded by Ms. Riggins to direct the Clerk to place on the next Council Meeting agenda an action item relating to consideration of legislation regarding short-term rentals and related ballot measures, as a step arising from tonight's discussion. Mr. Bryan asked Ms. Padrutt to clarify whether she wanted actual legislation regarding the advisory ballot question on the next meeting agenda on first reading or the matter just listed as a discussion item. Ms. Padrutt clarified that she just wanted an action item for the matter to be considered and discussed. Roll Call Vote: Ms. Frank-Hensley, yes; Mr. Krachinsky, no; Mr. Slocum, yes; Ms. Padrutt, yes; Ms. Riggins, yes. The motion was approved.

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ADJOURNMENT: Ms. Frank-Hensley made a motion that was seconded by Mr. Krachinsky to adjourn the meeting. Roll Call Vote: Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Mr. Slocum, yes; Ms. Padrutt, yes; Ms. Riggins, yes. The meeting was adjourned at 9:21 p.m.

Respectfully submitted:


Daniel Schneider Jr., Mayor

7/14/2026
Date


Katie Iaconis, Fiscal Officer

7/14/2026
Date