

VILLAGE OF PENINSULA
AGENDA
REGULAR VILLAGE COUNCIL MEETING

Tuesday November 10, 2026, 7:00 p.m.
Peninsula Village Hall
1582 Main Street
Peninsula, Ohio 44264

CALL TO ORDER/ROLL CALL

PRESENTATION OF AGENDA AND AMENDMENT OF THE AGENDA

SPECIAL PRESENTATIONS
Solicitor Search Committee
Solicitor Search Committee Recommendation of Frank Consolo for the Position of Village Solicitor Commencing January 1, 2027

Review of Proposed Mixed-Use Zoning Code Related Amendments with Village Planner Rita McMahon

PRESENTATION AND CONSIDERATION OF RECORD OF PROCEEDINGS
October 27, 2026 Council Meeting Minutes

CITIZEN PARTICIPATION

REPORTS
Mayor, Daniel Schneider, Jr.

Fiscal Officer, Mr. Nogalo

Street Commissioner, Mr. Anderson

Finance Liaison, Mr. Krachinsky

Police Department, Chief Rucker

Roads and Public Works, Mayor Schneider

Planning Commission, Ms. Frank-Hensley

Zoning Officer, Mr. Collins

Board of Zoning Appeals

Buildings and Grounds, Ms. Frank-Hensley

Policies & Procedures Liaison, Mr. Slocum
Cybersecurity Program

Fire Board, Mr. Krachinsky

Cemetery Board, Ms. Padrutt

JEDD Board, Ms. Riggins

Wastewater/Stormwater/Water

CVNP and Conservancy, Ms. Padrutt and Ms. Riggins

Rt. 303 Safety Project, Mr. Slocum

Solicitor, Mr. Bryan

LEGISLATION
Ordinance No. 13-2026 (Version 4) (Tabled)
Requested by: Councilperson Padrutt
An Ordinance Establishing Section 311.02 of the Village Code Regarding Outdoor Public Events Policies and Permits (Third Reading)

Proposed Revisions to Ordinance No. 13-2026 Made by Councilperson Slocum

Resolution No. 21-2026
Requested by: Solicitor Bryan and Fiscal Officer Nogalo
A Resolution Requesting the Summit County Fiscal Officer, in the Year 2027, to Advance to the Village Monies to which the Village Is Entitled from the Proceeds of Tax Levies for the Tax Year 2026

Ordinance No. 22-2026
Requested by: Mayor Schneider and Ms. Frank-Hensley
An Ordinance Establishing Chapter 1116 of the Village Zoning Code Relating to Mixed Use Zone Developments

Ordinance No. 23-2026
Requested by: Mayor Schneider and Ms. Frank-Hensley
An Ordinance Amending Section 1109.03 of the Village Zoning Code Relating to Land Use Tables

Ordinance No. 24-2026
Requested by: Mayor Schneider and Ms. Frank-Hensley
An Ordinance Amending Chapter 1141 of the Village Zoning Code Relating to Standards for Specific Land Uses

Ordinance No. 25-2026
Requested by: Mayor Schneider and Ms. Frank-Hensley
An Ordinance Amending Chapter 1129 of the Village Zoning Code Relating to Landscaping, Screening, and Planting

UNFINISHED BUSINESS/NEW BUSINESS
Council Discussion Regarding Daniel DeAngelo's October 17, 2026, Rt. 303 Safety Project Improvement Notes

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT

CONSOLO LAW FIRM CO., LPA

September 29, 2026

Sent via email (jpadrutt@villageofpeninsula-oh.gov)

The Honorable Councilwoman Jodi Padrutt
Peninsula Village Council Solicitor Search Committee
Village Hall Office
1852 Main Street
Peninsula, OH 44264

Re: Solicitor/Prosecutor Position

Dear Councilwoman Padrutt and Search Committee Members:

Please accept this letter, attached resume, references, and fee proposal, as our response to the Village of Peninsula's Request For Qualifications and Fee Proposals for Village Solicitor pursuant to R.C. 733.48.

It would be a privilege to work with you, Council, the Mayor, Department Directors and Chiefs, and administration staff as Solictor for the Village of Peninsula.

I and my firm will be a valuable asset to the Village because of our vast experience and knowledge of municipal law and operations.

Since 2001, in my private law practice, I have represented numerous governments on labor, employment and workers' compensation issues, including the cities of Bedford, Berea, Brooklyn, Garfield Heights, North Royalton, Parma Heights, and the Cleveland Metropolitan School District.

I served as a councilman for the City of University Heights from 2008 through 2011.

I was the Law Director for the Village of Woodmere for 14 years from 2012 to 2026. I am the Law Director/Chief Prosecutor for the City of Maple Heights since 2016.

As Law Director, I and my firm, have managed, directed and integrated a wide range of complex legal services, often involving issues of significant visibility and substantial consequence for the municipalities. Our responsibilities included providing both legal advice and counseling on highly complex and sensitive issues in diverse areas of law to the Mayors, Council members, department heads, chiefs and other municipal employees and to Planning and Zoning

700 W. Saint Clair Avenue, Suite 220 • Cleveland, Ohio - 44113 • 216 - 696 - 5400 • Fax: 216 - 696 - 2610
www.consololaw.com

Commissions, Civil Service Commission, and Charter Review Commission. In addition, in Maple Heights I work with the part-time Human Resources Director overseeing 150+ employees.

In both municipalities I have been a management level director and provided counsel and support to all my fellow directors and chiefs. In addition, we have performed the following duties:

Prepare and draft the ordinances, resolutions and motions for both Councils, explain such legislation and answers questions related thereto;

Prepare memorandums issuing formal legal opinions upon request of Council members, the Mayors or other members of the administrations;

Attend regular, special and committee meetings of the Councils and boards and commissions and render immediate legal advice when necessary;

Prepare and draft all contracts, deeds, leases, releases, purchase agreements, development agreements and other legal documents on behalf of the municipalities;

Handle all collective bargaining and grievance-arbitrations, which in Maple Heights means dealing with five unions and seven bargaining units;

We have represented the municipalities in legal matters, bringing suits necessary to be instituted by the municipalities, defending the municipalities in suits brought against, including defending municipal officers and employees in actions brought against them for conduct in the course of duty, and handle appellate litigation;

I decide major legal questions in litigation, claims, leases and contracts, land titles and related legal matters;

I have supervised and overseen criminal prosecutions in Bedford Municipal and Garfield Heights Municipal courts as well as each municipalities' Mayor's courts;

I have supervised and evaluated outside legal counsel, including bond counsel, and in-house professional and support staff, (in Woodmere I supervised one prosecutor, the Mayor's Court clerk and administrative assistant and in Maple Heights I supervise two prosecutors, a paralegal, administrative assistant and Mayor's Court clerk);

I have also prepared the law department budgets and oversee expenditures;

In both communities, I worked very closely with the municipal Engineer and Service Departments on various construction projects and the procuring of grants from Ohio Public Works, county water and sewer districts, and federal block grant funds. In Woodmere, I drafted legislation and contract provisions for two Construction-Manager-At-Risk projects wherein the Village constructed a new Service Center and renovated Village Hall. I supervised outside counsel and worked with the Village Engineer and ODOT appraisers on a multi-million dollar

project to widen Chagrin Boulevard. I defended the Village in arbitrations and employment related litigation, and also retained and supervised insurance counsel in defense of the Village. In Maple Heights, I have worked on projects ranging from the construction of salt bins and adding an elevator to City Hall to replacing streets, water lines and storm and sanitary sewers. I review and draft all related grant contracts as necessary. I also defend the City on employment and civil rights litigation as well as working with and supervising insurance counsel as needed.

In Woodmere, I worked closely with the owners and developers of Eton shopping center and Village Square shopping center, with regard to construction, remodeling and planning and zoning issues. In Maple Heights, I regularly consult and collaborate with the Planning and Development Director with regard to various new construction projects and developments within the City, including Go Jo's and Famous Supply's expansion into the City, a planned 50 unit senior living complex, a proposed multi-family mixed use development, a new Chipotle restaurant, and a Express Clean Car Wash. I also work extensively with the Maple Heights' Building Department, Safe Built, and Maple Heights' Chief Building Official on all residential, commercial, and industrial projects, building code, and zoning issues.

In both municipalities I work closely with the Finance Director on all Ohio budgetary law requirements, as well as federal and State grant requirements. In Maple Heights I also participate with the Finance Director in meetings of the Northern Ohio Risk Management Association on management of Maple Height's risks and insurance claims.

Over these last 19 years as a Councilman, and then Law Director, I gained invaluable experience participating in municipal government and understand the day-to-day operations and challenges of a municipality. I am very much a "hands-on", "roll-up-the-sleeves" type of law director.

My law firm includes of counsel attorneys John Thomas and Raemarie Rini, both of whom work for me as assistant law directors and prosecutors in Maple Heights; Christine Londrico, who was a prosecutor for me in Maple Heights and is now an experienced Magistrate in Garfield Heights Muncipal Court and a Mayor's Court Magistrate for the Village of Richfield; and Lon Stolarsky, who was my assistant law director and prosecutor in Woodmere, and is also assistant law director and prosecutor in Solon. They are all of counsel members of the firm and will assist in providing legal services to the Village of Peninsula as part of the flat monthly retainer set forth in the Fee Proposal.

Our paralegal/office manager, Jae Stevenson, has over 25 years of municipal government service with several municipalities ranging from law department paralegal to police chief executive assistant to clerk of council. Her paralegal services will be available to the Village and included in the flat monthly retainer set forth in the Fee Proposal.

I and my firm are members of the Ohio Municipal Attorneys Association and the Ohio Municipal League. The firm is covered through LawyerCare with professional liability insurance with a per claim coverage limit of $1Million; and an aggregate limit of $2 Million.

I will personally serve the Village as Solicitor and plan on attending all Council, Planning Commission. and BZA meetings. I will also make myself available as needed during the day to meet with Mayor and staff at Village Hall.

Christina Londrico will serve as the primary Village prosecutor before Stow Municipal Court. Besides her current magistrate experience with the Village of Richfield, Christina has nearly 17 years of criminal and traffic experience as a prosecutor and defense attorney in Summit County Court of Common Pleas and Stow Municipal Court. John Thomas, a Summit County resident, has over 35 years experience as a prosecutor and defense attorney, and has appeared countless times before Stow Municipal Court. He will serve as Christina's backup and assist her as needed.

I and my firm welcome the opportunity to share our knowledge and experience as Law Director and prosecutors and be part of the Village of Peninsula's legal team. I look forward to meeting with you to further discuss our qualifications, abilities and objectives.

Sincerely,

Frank Consolo

FC/js

FRANK CONSOLO

EMPLOYMENT

Law Director, City of Maple Heights	**2016- Present**
Law Director, Village of Woodmere	**2012- 2026**
Consolo Law Firm Co., LPA	**2007- Present**

Founder and President. Practice concentrated in the areas of municipal law; labor relations and employment law and workers' compensation defense.

Crosby, O'Brien & Assoc. Co., LPA	**2001-2006**
Frank Consolo, Attorney At Law, LPA	**1992-2001**
Climaco, Seminatore, Lefkowitz & Garofoli	**1991-1992**
Schwarzwald, Robiner, Rock & Levin	**1987-1991**

PUBLIC SERVICE

Councilman, City of University Heights	**2008-2011**

EDUCATION

J.D., Case Western Reserve University School Of Law	**1989**
B.A., Case Western Reserve University	**1986**

BAR ADMISSIONS AND CERTIFICATIONS

Ohio 1989

U.S. District Courts - Northern District of Ohio 1989 - Southern District of New York, *pro hac vice,* 1992 - Northern District of Illinois, *pro hac vice,* 1993

U.S. Court of Appeals - Sixth Circuit 1990 - Second Circuit 1992

OSBA Specialist in Labor and Employment Law 1/1/2003-12/31/2028

CONSOLO LAW FIRM CO., LPA
Employees and Of Counsel Attorneys Performing Municipal Work

Jae Stevenson, Paraegal and Office Manager
Christina Londrico, of counsel (also Garfield Heights Municipal Court Magistrate)
Raemarie Rini, of counsel (also Maple Hts. Asst. Law Director/Prosecutor)
Lon Stolarsky, of counsel (also Solon Asst. Law Director; Woodmere Asst. Law Director)
John E. Thomas, of counsel (also Maple Hts. Asst. Law Director/Prosecutor)

DESCRIPTION OF PRACTICE IN MUNICIPAL LAW 2012-PRESENT

Provide legal advice, counsel, and representation of the Village/City and Village/City officials and bodies on all civil matters, criminal matters, research, legislation, contract review, litigation, claims against the Village/City, claims on behalf of the Village/City, labor and employment matters, administrative appeals, and court representation in Mayor's court, municipal, state, and federal courts.

Significant experience, and well versed in, municipal, state, and federal laws affecting chartered municipal governments; court and administrative agency procedures, including pleading requirements, rules of court, and evidentiary rules affecting municipal governments.

Research, prepare and draft resolutions, ordinances and proclamations;

Provide advice, representation and counsel to Mayor and staff; charter review commisssions; Council and its committees; planning and zoning commission, department heads and directors

Research, prepare and draft charter amendment legislation, public notices and filings with County Board of Elections;

Negotiate, review and approve all Village/City contracts, leases, and license agreements; implement and monitor economic development and job creation program agreements and grants;

Monitor and oversee all nuisance abatement procedures; including nuisance abatement appeals; work with City Housing Manager on vacant and foreclosed properties;

Work in coordination with Village/City Engineer on all infrastructure project, including preparing and assisting with applying for grants to NEORSD, OPW, CDBG, OEPA, and CWD;

Work in coordination with Village/City Land Reutilization Programs and County Land Bank, including preparing and reviewing contracts of conveyance and land donation;

Prepare specifications, contracts, legislation and bid notices for municipal waste removal and recycling contracts; towing contractors; grass cutter contracts, and other municipal vendor contracts;

Prepare community development corporation agreements and legislation and monitor program;

Handle all Village/City labor and employment issues, including conducting collective bargaining negotiations with IAFF, FOP, OBPA, Teamsters Local 507; IAM District 54 Mechanic's Union; defending employment discrimination and harassment complaints and litigation, EEOC charges and proceedings; representation before SERB; prepare and draft FMLA leave policies, discrimination policies and Village/City employee policies, procedures and handbooks;

Oversee and prosecute criminal/traffic matters in Village/City Mayor's courts; Bedford and Garfield Heights municipal courts.

REFERENCES

Mayor Annette M. Blackwell
City of Maple Heights
5353 Lee Road
Maple Heights, OH 44137
(216) 587-9011
ablackwell@mapleheightsohio.gov

Finance Director Tinita Tillman
City of Solon
34200 Bainbridge Rd
Solon, OH 44139
(440) 349-6300
ttillman@solonohio.org

Mayor Nakeshia Nickerson
Village of Woodmere
27899 Chagrin Blvd.
Woodmere, OH 44122
(216) 831-9511
nnickerson@woodmerevillage.com

Former Councilman Seth Young
Village of Woodmere
(216) 374-8589
seth@c21pp.com

Robert A. Zimmerman, Esq.
Chair, Government Relations
Benesch
127 Public Square Suite 4900
Cleveland, OH 44114
(216) 363-4437
rzimmerman@beneschlaw.com

Finance Director Dennis Kennedy
City of Maple Heights
5353 Lee Road
Maple Heights, OH 44137
(216) 587-9020
dkennedy@mapleheightsohio.gov

Edward J. Hren, PE
Chagrin Valley Engineering
22999 Forbes Road, Suite B
Oakwood, Ohio 44146
(440) 439-1999
hren@cvelimited.com

Councilwoman Nicole Culliver
Village of Woodmere
27899 Chagrin Blvd.
Woodmere, OH 44122
culliver.woodmere@gmail.com

Police Chief Todd Hansen
City of Maple Heights
5373 Lee Road
Maple Heights, OH 44137
(216) 587-9635
HansenT183@mhpd-ohio.com

Richard A. Studenic, CPCU
Wichert Insurance
1200 Graham Road
Cuyahoga Falls, OH 44224
(330) 920-8624
rich@wichert.com

CONSOLO LAW FIRM CO., LPA
VILLAGE OF PENINSULA SOLICITOR/PROSECUTOR FEE PROPOSAL

1. **Flat Monthly Retainer:** Six Thousand Dollars ($6,000.00)

   Services Covered:
   Attendance at regular Council meetings, plus special meetings as called;
   Attendance at Planning Commission meetings;
   Attendance at Board of Zoning Appeals meetings as requested;
   Provide written and verbal advice, legal opinions, representation and counsel to the Mayor, Council, and Village officers and staff;
   Research, prepare and draft resolutions, ordinances and proclamations;
   Negotiate, review and approve all Village contracts, leases, and license agreements;
   Assist and monitor economic development/job creation program agreements and grants;
   Monitor and oversee all nuisance abatement procedures and appeals;
   Work in coordination with Village Engineer on all infrastructure project, including assisting with applying for grants; and
   Provide guidance on public records, open meetings, and records retention compliance;

2. **Hourly Rate:** One Hundred Fifty Dollars ($150.00)

   Services Covered:
   Labor and employment relations matters; and
   Civil and administrative litigation matters or claims on behalf of, or against the Village, before any court or administrative agency, including matters or claims involving the Village's building and zoning codes.

3. **Stow Municipal Court Prosecution** – Flat Monthly Rate: One Thousand Two Hundred Dollars ($1,200.00)

4. **Board of Zoning Appeals Meeting Attendance**: included in flat monthly retainer.

5. **Explicit List of Services Excluded From monthly retainer:**

   Public Finance matters, *i.e. Bonds and Notes*;
   Labor and employment relations matters;
   Civil and administrative litigation matters or claims on behalf of, or against the Village, before any court or administrative agency, including matters or claims involving the Village's building and zoning codes; and
   Stow Municipal Court Prosecutions.

6. **Costs and Expenses:** Included in flat monthly retainer.



LawyerCare
Professional Liability Coverage for Lawyers and Law Firms
MEDMARC

LawyerCare® Professional Liability Program
Medmarc Casualty Insurance Company
Confirmation of Coverage

Policy No: 26MCOH000020 **Date:** 12/3/2025 **Pages:** 2

Insured: Consolo Law Firm Co., LPA

Address: 700 West St. Clair Avenue, Suite 220

City: Cleveland **County:** Cuyahoga **State:** OH **Zip:** 44113

Effective Date: 1/15/2026 **Expiration Date:** 1/15/2027

Option	Per Claim Limit	Aggregate Limit	Per Claim Deductible	Aggregate Deductible	Cyber Coverage	Claims Expense	Loss Only
1	$1,000,000	$2,000,000	$2,500	$2,500	$250,000	Inside	No
				Premium			***$3,483***

Note: The deductible amounts cited above do not apply to cyber injury or data breach expenses.
Cyber deductible applicable to claims for cyber injury or data breach expenses:
$2,500 - Each Claim, N/A - Aggregate

Number of Attorney(s): 2 includes covered Of Counsels, Part-time & Independent Contractors

Firm's Retroactive Date: 01/01/2007

Attorney Name	Retroactive Date
Frank Consolo	12/15/1991
John E. Thomas	10/01/2016

If an individual attorney's retroactive date predates the date the attorney joined the insured firm, that attorney is considered to have prior acts coverage for that period.

Form ID	Form Name
LCP101 - 1 /22	Policy Declarations
LCP100 - 1 /22	LawyerCare Professional Liability Policy Form
LCP102 - 1 /22	Schedule of Endorsements
LCP219 - 1 /22	Schedule of Lawyers Endorsement
LCP229_OH - 3 /22	Cyber Risk Insurance Endorsement - Higher Limits
LCP501 OH - 1 /22	Ohio State Amendatory Endorsement

Mixed Use Development Regulations

Subsequent to the adoption of the Downtown Master Plan, the Planning Commission began evaluating the effectiveness of the current zoning regulations as they related to the development in the Mixed-Use District. The Council also adopted a moratorium on future development within that zoning district until the Planning Commission's evaluation and recommendations were completed.

Issues identified:

- The current standards for the development within the Mixed-Use District were vague.
- There were no criteria related to the design or aesthetics of future development.
- The future land use options outlined by the Downtown Master Plan were not addressed by the current code.
- Many of the land uses permitted in the Mixed-Use District are not compatible with the vision for the area or the Village as outlined in he Long Range Plan or Master Plan.

Planning Commission approach:

The Planning Commission identified the need for more specific regulations and evaluation criteria for development in the Mixed-Use District as well as changes to three (3) additional sections of the Zoning Code to address the identified issues.

Regulation Area	Type of Change	Proposed Changes
Chapter 1116 Mixed Use	New Chapter	• Site Criteria addressing setbacks, open space, parking, pedestrian access and driveway locations. • Building design addressing the development compatible building design, roofs, facades, architectural features, and material. • The approval process delineates the steps required for review and approval.
Section 1109.03 Land Use Table	Proposed changes to the Mixed-Use District:	• Prohibited uses: Heavy industrial operations, self-storage or stand along warehouses. Vehicle sales and storage and single-family homes. • Added uses: Artisan Craftsman which permits professionals in a specialized trade to design and manufacture small quantities of unique high-quality pieces. Expanded the showrooms, sales and rental of equipment that support the National Park customers.
	Proposed Additional Changes:	• Changed uses from permitted to conditional or added conditional uses in several zoning districts. • Clarified the difference between for profit recreational uses and community or non-profit operated recreational uses. • Reduced the maximum retail square footage in both Commercial District and Mixed-Use District.
Chapter 1141 Standards for Land Use	Amendments	• Enhanced standards for Individual Produce Stand and Markets as a conditional use in residential districts. • Clarified the differences between for-profit and community/non-profit recreational uses. • Established standards for newly created Artisan Craftsman use in Commercial and Mixed-Use Districts. • References the creation of Chapter 1116 Mixed Use • Eliminated standards for uses proposed to be eliminated in Section 1109.03 LAND USE TABLE.
Chapter 1129 Landscaping, Screening and Planting	Amendment	• Requires year-round screening and buffering between commercial/mixed-use and adjacent residential properties through landscaping and/or fencing.

Record of Proceedings
Regular Council Meeting

Held: Tuesday, October 13, 2026

CALL TO ORDER: The meeting was called to order by Mr. Bryan at 7:00 p.m.

ROLL CALL: Mr. Nogalo

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

OTHERS PRESENT: Solicitor Brad Bryan; Administrative Assistant Faith Dorton; Village Engineer Ed McCabe; Fiscal Officer Vic Nogalo; Summit County Representatives Brian Olson and Frank Getz; ODOT Bridge Engineer Nick Chaney; CVNP Superintendent Lisa Pettit and Government Relations Director Ivan Kassovic; Greg Peckham, Kim Romano, and Stacey Rusher from the Conservancy; and Larry Stevens, President and CEO of the CVSRR.

In the absence of the Mayor and President Pro-Tem Slocum, Ms. Riggins made a motion that was seconded by Mr. Rosales to appoint Ms. Padrutt to preside over the meeting. Roll call vote: Mr. Rosales, yes; Mr. Krachinsky, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Ms. Frank-Hensley, yes. The motion was approved.

PRESENTATION OF AGENDA AND AMENDMENT OF THE AGENDA:

No amendments**.**

SPECIAL PRESENTATIONS:

Discussion with CVNP, Conservancy for the CVNP, Cuyahoga Valley Scenic Railroad, Summit County, Engineer, and Village of Peninsula for the purpose of coordinating addressing safety issues along West Mill St. and the Rt. 303 Bridge, the Conservancy's plans for Oxbow Meadows, projects of joint interest, and what the CVNP and other entities can do for Peninsula

Lisa Pettit, Superintendent of Cuyahoga Valley National Park, outlined the ongoing collaboration between the National Park Service and the Village. Since becoming Superintendent in 2021, she has prioritized supporting the Village's long-term economic, environmental, and social well-being as a Gateway Community for the Park's approximately three million annual visitors. Key areas of collaboration include improving the wastewater system and drinking water infrastructure, enhancing pedestrian and traffic safety, improving visitor circulation, supporting local businesses, and securing federal transportation funding for road repairs and other community improvements. She highlighted joint efforts involving the Village Master Plan, Rt. 303 safety planning, the railroad station safety plan, and the Oxbow Meadows development.

Representatives from the Conservancy for Cuyahoga Valley National Park provided an update on the Oxbow Meadows project, formerly the Brandywine Golf Course. The Conservancy acquired the property in 2021, with 198 acres transferred to the National Park Service in 2022 and 15 acres retained by the Conservancy for future development. Between 2022 and 2024, approximately $4.5 million in environmental remediation was completed to address mercury contamination due to the property's former use as a golf course. That project was funded by the Clean Ohio Brownfield Fund. A community planning process conducted between 2023 and 2025 resulted in a conceptual vision for the property. The site is now accessible to the public, and a community open house held in July attracted approximately 124 participants.

The proposed Oxbow Meadows development includes four primary components: enhanced public parkland, a River Center, overnight accommodations, and expanded parking. Park improvements would include accessible trails and pathways, boardwalks, river overlooks, gathering spaces, and areas for community programming. The proposed River Center would serve as a public and community facility with a green roof, gathering space, and public restrooms. The Conservancy is also exploring approximately 10 to 12 four-season, overnight accommodations, potentially in the form of cabins, to meet visitor demand and generate revenue to support the long-term maintenance of the property. Specific design plans and infrastructure requirements have not been finalized.

Councilmembers raised concerns about parking capacity and pedestrian safety, particularly along Akron Peninsula Road. The Conservancy explained that the existing parking in the old par three area would be improved in the short term. The installation of a larger parking lot is anticipated for across the road in the area of the old golf course parking lot. Visitors are presently permitted to park in that location. Long-term plans include relocating a section of Akron Peninsula Road to the east to remove the road barrier between the two park areas and proposed parking lot. Representatives discussed plans to install sidewalks and bike lanes connecting Oxbow Meadows to Downtown Peninsula, as well as developing interconnected trails that would link the Village, parking areas, and existing National Park Service trails. The Conservancy is working with the National Park Service and Summit County Engineer to identify funding opportunities. Additional efforts include an agreement to manage the Boston Mills parking facility during peak visitation periods. The Conservancy hopes to return to Council with more detailed development plans and anticipated timelines within one year.

Larry Stevens, President and CEO of the Cuyahoga Valley Scenic Railroad, discussed the Railroad's relationship with Peninsula and its efforts to improve visitor experiences and pedestrian safety. Approximately 150,000 to 170,000 railroad passengers travel through Peninsula annually. The Railroad is working with the National Park Service and Conservancy to develop visitor packages and an additional potential station at Oxbow Meadows. Mr. Stevens acknowledged safety concerns along Mill Street, where passengers frequently cross the roadway and interact with vehicle traffic. The Railroad has increased the number of platform attendants and guest services personnel and has worked with Park Rangers to improve traffic management. Funding applications have also been submitted for improvements, including potential pedestrian barriers. The Railroad plans to resume service in January, with a gradual increase in weekend trips. A full regular, expanded schedule will return in March. Road and parking lot resurfacing near the railroad bridge and Lock 29 is scheduled for the spring.

Ms. Frank-Hensley noted that residents have complained about the volume of the train whistle and asked if something could be done about that issue. Mr. Stevens noted different trains have different whistles that presumably have different volumes. He stated he would look into that issue.

Councilmembers emphasized that pedestrian and traffic safety must remain a priority as visitation increases, particularly during popular Railroad events and peak weekends. Concerns included pedestrians walking along Mill Street, vehicles navigating congested areas, inadequate parking, and the burden placed on the Village's limited police resources. A discussion focused on the need for stronger coordination among the Railroad, National Park Service, Conservancy, and Village to provide additional Ranger and Police presence during scheduled train arrivals. Short-term measures, including improved pedestrian pathways, temporary barriers, public

education, and enforcement, were discussed along with longer-term infrastructure improvements. Superintendent Pettit acknowledged the Village's concerns and agreed that the National Park Service could assume a greater role in managing visitor-related safety issues through improved scheduling and coordination with the Village

PRESENTATION AND CONSIDERATION OF RECORD OF PROCEEDINGS:
October 13, 2026 Council Meeting Minutes:

Ms. Frank-Hensley made a motion that was seconded by Mr. Rosales to approve the minutes. Roll call vote: Mr. Rosales, yes; Mr. Krachinsky, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Ms. Frank-Hensley, yes. The minutes were approved.

CITIZEN PARTICIPATION: None.

REPORTS:
Mayor, Daniel Schneider, Jr.
Motion to Authorize the Mayor to Renew the Village Employee Summit County Health Connection Insurance Plan for 2027 through NFP Corporate Services at a 6.22% Average Increase for the Medical/Prescription Coverage, a 0% Average Increase for the Dental Coverage and the Vision Coverage as Set Forth in the NFP Renewal Proposal

After Ms. Padrutt confirmed with the Administrative Assistant that the Mayor's renewal authorization request was time sensitive, Mr. Rosales made the above motion that was seconded by Ms. Padrutt. Roll call vote: Mr. Rosales, yes; Mr. Krachinsky, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Ms. Frank-Hensley, yes. The motion was approved.

Fiscal Officer, Mr. Nogalo: The Fiscal Officer reported on several finance related improvements and goals, including consolidating the Village's three bank accounts into one, exploring money market or STAR Ohio investment options to increase interest earnings, and strengthening fraud prevention through positive pay and additional check safeguards. Mr. Nogalo is comparing credit card providers to obtain better rebate benefits. He is also evaluating payroll services to replace ADP, which costs approximately $8,500 annually, with lower-cost providers such as Ahola, quoted at $5,000 per year. He plans to provide Council with monthly financial reports, including payment and outstanding purchase order information. Mr. Nogalo reported continued progress on outstanding bank reconciliations. He is currently working backward from 2026 to 2025, while Charles Harris & Assoc. is working forward from 2022. He also recommended adopting a full-year 2027 budget before the end of 2026. He is reviewing the 2026 budget for necessary amendments to ensure expenditures remain within appropriations and fund balances do not become negative. He is still in the process of obtaining historical credit card statements and improving access to prior banking records.

Street Commissioner, Mr. Anderson: Mr. Anderson was not present.

Finance Liaison, Mr. Krachinsky: Mr. Krachinsky stated he had nothing to report in addition to what was presented by the Fiscal Officer.

Police Department, Chief Rucker: Chief Rucker was not present.

Roads and Public Works: Council discussed safety concerns regarding the Rt. 303 bridge, particularly the deteriorating railings, which have sharp edges that could cause injuries to pedestrians. Mr. McCabe explained that repairs are currently anticipated for 2030, but he is working with ODOT to determine whether the project can be expedited due to the safety concerns. Ms. Riggins reported the Garden Club ordered new flower boxes and plans to remove the existing boxes within the next two weeks, allowing the railings to be accessed for repairs and painting. Additional safety concerns were raised regarding pedestrian bridge crossing, the need to extend a path from the Towpath Trail along the west side near the coffee shop, the implementation of parking restrictions near the railroad tracks, and the possibility of constructing an auxiliary pedestrian bridge. Mr. McCabe stated several potential solutions are being explored, including fiberglass-reinforced panels and relocating a bridge from another project. Council acknowledged that funding and project prioritization remain challenges, emphasizing repairing the hazardous railings should be a priority.

Planning Commission, Ms. Frank-Hensley: Ms. Frank-Hensley reported the Planning Commission completed its review of the Mixed-Use Zoning District amendments, which will be on the agenda for the next Council Meeting for Council's review. A public hearing with at least 30 days' notice is required before the amendments can be passed. The Mixed-Use Zone development project moratorium may need to be extended for a few months to allow for consideration and passage of the amendments. The November Planning Commission Meeting has been rescheduled for Thursday November 5. The primary topics for that meeting are the short-term rental regulations/advisory ballot measure vote and accessory dwelling units (ADUs). Councilmembers discussed whether the short-term rental regulations should be reviewed by Council alone or by a subcommittee involving Councilmembers, Planning Commission representatives, and residents. No determination was made. It was clarified that the Mixed-Use development moratorium was established to allow the Village to update its Zoning Code to align with the recently adopted Master Plan and the Long-Range Plan before any additional development in that area occurs.

Zoning Officer, Mr. Collins: Mr. Collins was not present.

Board of Zoning Appeals: Matthew Padrutt reported the BZA met earlier in the evening to review variance requests for Mr. Canda's property. That application has been tabled until the applicant submits more detailed information.

Buildings and Grounds, Ms. Frank-Hensley: Ms. Frank Hensley stated she had nothing to report.

Policies & Procedures Liaison, Mr. Slocum:
Cybersecurity Program: Mr. Slocum was not present to report on the progress on this matter.

Fire Board, Mr. Krachinsky: Mr. Krachinsky reported that the Board authorized the Department to gather information regarding the purchase of a new ambulance. He noted it takes about two years to get the ambulance built and delivered from the time it is ordered. The

remaining life expectancy of one of the Department's ambulances is two years. The anticipated cost of the new vehicle is around $375,000.

Cemetery Board, Ms. Padrutt: Ms. Padrutt reported the day-to-day operations remain the same, and the Board is reviewing policies to see if any changes are necessary. Mr. Krachinsky raised a complaint from a relative regarding the removal of newly placed flowers from the graves without sufficient communication. Ms. Padrutt stated signs were put out notifying visitors of the upcoming removal action, but they might not have been easy to see by everyone.

JEDD Board, Ms. Riggins: Ms. Riggins reported she is trying to get a Board Meeting scheduled.

Wastewater/Stormwater/Water: There are no updates regarding these projects.

CVNP and Conservancy, Ms. Padrutt and Ms. Riggins: Ms. Riggins and Ms. Padrutt noted they have not had a meeting since their last report.

Rt. 303 Safety Project, Mr. Slocum: Mr. Slocum was not present.

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

LEGISLATION
Ordinance No. 13-2026 (Version 4) (Tabled)
Requested by: Councilperson Padrutt
An Ordinance Establishing Section 311.02 of the Village Code Regarding Outdoor Public Events Policies and Permits (Third Reading)

Proposed Revisions to Ordinance No. 13-2026 Made by Councilperson Slocum

Ms. Padrutt stated additional discussion on this Ordinance was needed. As a result, no action was taken with respect to this Ordinance.

Ordinance No. 20-2026
Requested by: Ms. Padrutt
An Ordinance Amending the Rules of Council (Third Reading)

Mr. Bryan read the legislation by title. Mr. Krachinsky made a motion that was seconded by Ms. Frank-Hensley to approve the Ordinance. Roll call vote: Mr. Rosales, yes; Mr. Krachinsky, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Ms. Frank-Hensley, yes. The Ordinance was adopted.

UNFINISHED BUSINESS/NEW BUSINESS
Solicitor Search Committee: Ms. Padrutt reported that interviews are being conducted this week, and the Committee hopes to have a candidate to recommend at the November 10 Meeting.

Ms. Riggins requested that Daniel DeAngelo's recent letter regarding the Rt. 303 Safety Project improvements be discussed at the next Council Meeting.

EXECUTIVE SESSION (IF NECESSARY): None.

ADJOURNMENT: Ms. Frank-Hensley made a motion that was seconded by Mr. Rosales to adjourn the meeting. Roll call vote: Mr. Rosales, yes; Mr. Krachinsky, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Ms. Frank-Hensley, yes. The meeting was adjourned at 8:37 p.m.

Respectfully submitted:

_____ _____
Daniel Schneider Jr., Mayor Date

_____ _____
Vic Nogalo, Fiscal Officer Date

VILLAGE OF PENINSULA, OHIO VERSION 4
ORDINANCE NO.: 13-2026
INTRODUCED BY: _____
DATE PASSED: _____

AN ORDINANCE ESTABLISHING SECTION 311.02 OF THE VILLAGE CODE REGARDING OUTDOOR PUBLIC EVENTS POLICIES AND PERMITS

WHEREAS, Village Council recognizes that outdoor public events enhance the quality of life and economic vitality of the historic Village community; and

WHEREAS, due to the unique geography of the Village within the Cuyahoga Valley National Park and the Village's infrastructure, Council desires to ensure that outdoor public events are conducted safely, disruption to residents is minimized, and Village resources are protected; and

WHEREAS, Council desires to establish Section 311.02 of the Village Code to accomplish the above goals.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Peninsula, Summit County, Ohio, to wit:

SECTION 1. Council hereby enacts Section 311.02 of the Village Code, as set forth in the attachment hereto that is incorporated herein by reference.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public and/or in compliance with all legal requirements.

SECTION 3. This Ordinance shall be effective as of the earliest date provided for by law.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2026.

Passed:

_____
Daniel Schneider, Jr., Mayor

Attest:

_____
Vic Nogalo, Fiscal Officer

Approved as to Legal Form.

_____
Bradric T. Bryan, Solicitor

I, Vic Nogalo, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, do hereby certify that the foregoing Ordinance was duly passed by the Council of the Village of Peninsula, at a meeting held on the _____ day of _____, 2026.

_____
Vic Nogalo, Fiscal Officer

Posting Certificate

I, Vic Nogalo, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, hereby certify that there is no newspaper published in the Municipality, and publication of the foregoing Ordinance was made by posting true and accurate copies thereof at five of the most public places in the Village as previously determined by Council, each for a period of at least fifteen days, commencing on the _____ day of _____, 2026, as follows:

1. Terry Lumber & Supply;
2. Valley Fire District;
3. Peninsula Library & Historical Society;
4. Peninsula Village Hall Lobby; and
5. Peninsula Post Office.

_____
Vic Nogalo, Fiscal Officer

311.02 OUTDOOR PUBLIC EVENTS ~~POLICIES AND PERMITS~~PERMITS.

(a) Purpose and Scope. The Village recognizes that outdoor public events enhance the quality of life and economic vitality of ~~our~~the Village's historic community. However, due to ~~our~~the Village's unique geography within the Cuyahoga Valley National Park and ~~our~~its limited infrastructure, this ~~policy~~section ensures that outdoor public events are conducted safely, minimize disruption to residents, and protect Village resources. This section applies to every outdoor public event as defined in subsection (b) and is administered without regard to the content of any message conveyed by an event.

(b) Definition of Event. (1) For the purposes of this ~~policy~~section, an "outdoor public event" ~~is defined as~~means any outdoor ~~planned~~ gathering, festival, march, procession, parade, race, or assembly that is (A) planned and sponsored by an identifiable person or organization; (B) open or advertised to the general public; and (C) located on public or private property within the Village, and that ~~significantly impacts the normal flow of traffic,~~ requires ~~the use of Village or public personnel or resources, or involves a gathering that exceeds typical occupancy of the site, such as~~Village personnel, property, or services beyond those routinely provided, including Police, traffic control, Fire/EMS, the closure or exclusive use of streets~~,~~ or sidewalks, the use of Village property, or Village buildings, street closures and barricades, public service and sanitation assistance, and/or Village utility ~~use~~service.

(2) Exclusions. This section does not apply to: (A) funeral processions; (B) wedding processions; (C) students going to and from school or participating in school activities under the direction of school authorities; (D) the Village or any other governmental agency acting within the scope of its functions; (E) a spontaneous gathering occasioned by news or affairs coming into public knowledge within three days before the gathering, provided the organizer gives written notice to the Mayor at least twenty-four hours before it; (F) a gathering of fewer than twenty persons on public sidewalks that does not close or obstruct a street, does not obstruct pedestrian passage, and does not require traffic control; and (G) a private gathering that is not open or advertised to the general public.

(c) General Requirements. No person, group of persons, or organization shall conduct ~~or participate in~~ any outdoor public event ~~that is open to the public~~as defined in subsection (b), or block off any street or highway area, without first obtaining a permit from the Mayor. Where an event requires closure of a state route within the Village, the Village shall coordinate with the Ohio Department of Transportation as required by law before issuing the permit.

(d) Permit Applications. Applications for permits under this section shall be made on such forms prescribed by the Mayor, shall be filed with the office of the Mayor, and shall contain ~~such~~the information ~~necessary for determining whether a permit should be issued~~required by this subsection. Applications shall be filed ~~before the time intended for such event and~~ in accordance with the timeframes set forth in Subsection (e) of this ~~ordinance~~section. The Mayor shall ~~make a determination on~~approve, approve with conditions under subsection (j), or deny the application in writing within ten days of the date on which the application is filed. A denial shall state the specific ground under subsection (h) on which it is based. An application on which the Mayor has not acted within ten days is deemed approved as filed, subject to the standard conditions in subsection (j) and payment of fees under subsections (g) and (l). The Mayor ~~has the discretion to grant~~shall accept an application for an event permit related to celebrations or protests of Local, State, Federal, or World Events upon shorter notice than the timeframes in subsection (e), shall act on it within two business days, and shall grant it ~~if it is determined by the~~

~~Mayor and Chief of Police, or their designees, that the Village is able to provide the required safety resources and services within the timeframe between the filing of the application and the time of the planned gathering, festival, march, procession, parade, race, or assembly~~if the Mayor and Chief of Police, or their designees, determine that the Village can provide the required safety services in the time available. The required information provided in the application shall include, at a minimum:

(1) The ~~Person or entity in charge of the event~~name, address, and contact information of the person or organization sponsoring the event, and of an individual authorized to act for the sponsor before and during the event.

(2) The estimated number of participants.

(3) A detailed route map, including assembly and dispersal areas, if applicable.

(4) A description of equipment, signage, or other event logistics.

(5) Insurance and Indemnity. ~~For Tier 2 and 3 events, as defined in this subsection (e) of this Ordinance, proof of liability insurance coverage for the event with minimum coverage amounts of $1,000,000 per occurrence and $1,000,000 in the aggregate.~~

(A) An event that includes any of the following shall carry commercial general liability insurance of not less than $1,000,000 per occurrence and $1,000,000 aggregate, naming the Village as an additional insured, with a certificate of insurance filed with the Mayor not less than ten days before the event: an admission charge; sale of goods, food, or beverages; vendors; vehicles, floats, or animals in a procession; stages, tents, bleachers, inflatables, rides, or other temporary structures; or use of a Village building.

(B) An event at which alcohol is sold or served shall also carry liquor liability coverage of not less than $1,000,000.

(C) An event that includes none of the items in paragraph (A) is not required to carry insurance, regardless of tier.

(D) Every applicant shall sign an agreement, on a form prescribed by the Solicitor, to indemnify and hold the Village harmless from claims arising out of the event, except claims arising from the Village's own negligence.

(E) The requirements of this paragraph are not subject to waiver or modification.

(6) Any additional safety and resource requirements, such as Police, traffic control, Fire/EMS, use of streets, sidewalks, Village property, or Village buildings, street closures and barricades, public service and sanitation assistance, and/or utility use.

(e) Event Tiers and Application Filing Timeframes. The tier of an event is determined by the applicant's good-faith estimate of peak attendance. For a recurring event, the Mayor may assign the tier based on documented attendance at the most recent prior occurrence.

(1) Tier One (Small): ~~Under~~Fewer than 50 attendees~~. Block parties or small gatherings with no road closures or commercial vendors~~, using Village property or requiring a temporary

closure of a residential street that is not a through route, with no commercial vendors and no Village personnel on scene. ~~Deadline for application is 14 days~~The application shall be filed not less than 14 days before the event.

(2) Tier Two (Medium): 50~~-250~~ to 249 attendees. May require minor police assistance, food vendors, or use of ~~public squares~~Village property. ~~Deadline for application is 60 days~~The application shall be filed not less than 60 days before the event.

(3) Tier Three (Large): 250~~+~~ or more attendees. Festivals, races, parades, or assemblages requiring closures and multidisciplinary department coordination. ~~Deadline for application is 90 days~~The application shall be filed not less than 90 days before the event.

(f) Routes, Parking, and Hours. ~~The Village shall establish~~Council may by resolution designate predetermined event routes ~~that are~~ designed to minimize disruptions to traffic and residential areas. Events ~~should prioritize using~~shall use the designated routes unless alternate routes are approved by the Mayor and Chief of Police or their designees based upon public safety and logistical needs. Organizers ~~are responsible for submitting~~shall submit a parking plan for events exceeding 100 attendees. Shuttles are recommended for Tier 3 events. All events ~~must adhere to the hours of the Village of Peninsula's noise ordinance~~shall comply with Section 509.03 of these Codified Ordinances. Amplified sound shall not be used before [9:00 a.m.] or after [10:00 p.m.], or outside any shorter hours stated in the permit.

(g) Fees and Cost Recovery. Fees for events shall be assessed based upon their size and the Village services anticipated to be required, and without regard to the content of any message conveyed by the event or the anticipated reaction of others to it. Fees shall be in accordance with the specified fees and/or fee ranges set forth in the Event Fee Schedule contained in Subsection (~~m~~l) of this ~~ordinance~~section. The additional costs associated with these permits shall consider the event's anticipated need for Village resources such as police, street closure, public service and sanitation, and utility usage. A cost breakdown related to the issuance of a permit shall be provided to the applicant in connection with the permit application process. If the Village determines that Village personnel, vehicles, and/or services are required in connection with the event, a minimum of four hours shall be charged for each Village employee, Village vehicle, and/or service required, at ~~an~~the hourly rate ~~determined by the Fiscal Officer, or their designee,~~set forth in a schedule adopted by Council by resolution that approximates the Village's actual cost for the required employees, vehicles, and services. If the event lasts for more than four hours, and/or the above personnel, vehicles, and/or services are required for more than four hours, the applicant shall be responsible for the actual time the Village employees, vehicles, and other services are on scene in connection with the event. In addition to permit fees, organizers are responsible for the cost of additional Village services required for the event, such as trash removal, restroom facilities, or utility access. No permit shall issue under this section to an applicant with an unpaid balance from a prior event.

(h) Refusal or Cancellation. The permit may be refused or cancelled if:

(1) The time, place, size, or conduct of the event, including the assembly areas and route, would unreasonably interfere with the public convenience or the safe use of the streets and highways, or ~~violate predetermined route guidelines~~would deviate from a designated route without approval under subsection (f);

(2) The event requires a diversion of Village resources to the extent that it impairs regular Village functions, including police or public service and sanitation services;

(3) The event conflicts with, or would strain resources from, a Village sponsored festival, march, procession, parade, race, or assembly scheduled before the application was filed, or another festival, march, procession, parade, race, or assembly ~~parade~~ for which a permit application has been ~~issued~~filed earlier;

(4) The application contains false, misleading, or incomplete information in a material respect;

(5) An emergency such as a fire, storm, or other unforeseen event would prevent the proper conduct of the event; or

(6) The event as proposed, or as conducted, would violate the noise control and sound management provisions of subsection (k) of this ~~Ordinance are violated~~section.

Any refusal or cancellation shall be in writing, shall identify the specific ground in this subsection on which it is based, and shall be delivered to the applicant. Where a ground for refusal can be addressed by conditions under subsection (j), the Mayor shall impose conditions rather than refuse the permit.

(i) Security. ~~Event organizers shall be responsible for hiring off-duty Village police officers to provide necessary traffic control and crowd management services during the event, in accordance with the Village's safety standards.~~Where the Chief of Police or designee determines that police services are required for traffic control or crowd management, the Village shall provide them and the applicant shall pay for them under subsection (g). If Village officers are not available in the number required, the Chief may arrange officers from another law enforcement agency under a mutual aid or similar agreement, at the applicant's cost. The number of officers required will be determined by the Chief of Police or their designee based upon the size, duration, and requirements of the event and its route and/or location, and without regard to the content of any message conveyed by the event or the anticipated reaction of others to it. ~~Applicants shall not be permitted to utilize private or non-Village security for the event without the permission of the Police Chief or their designee.~~Private security may supplement, but shall not replace, police services required under this subsection.

(j) Conditions. The permit may prescribe reasonable conditions, including:

(1) Hours of assembly and dispersal;

(2) Use of predetermined or alternate approved routes;

(3) Portions of streets that may be used or occupied; ~~or~~and

(4) Village and Fire Department resources necessary for the event, such as police, public service and sanitation, utility usage, and off duty Fire/EMS.

(k) Noise Control and Sound Management. Event organizers shall ensure that noise generated by the event ~~does not exceed reasonable levels and does not create a nuisance to surrounding properties~~complies with Section 509.03 of these Codified Ordinances, the hours in subsection (f), and any hours stated in the permit. ~~Activities that produce loud, disruptive, or repetitive noise may be restricted or prohibited at the discretion of the Village.~~The Chief of Police or designee may direct the organizer to

reduce or stop amplified sound that violates this subsection or the permit. Organizers must have the ability and authority to adjust noise levels immediately. Violations of this subsection may result in reduced sound privileges~~,~~ or permit suspension~~, or denial of future permits~~.

~~(l) In addition to permit fees, organizers may be responsible for the costs of additional Village services required for the event, such as trash removal, restroom facilities, or utility access, to ensure minimal disruption to residents and businesses.~~

(~~m~~l) Event Fee Schedule.

(1) ~~Persons, For-Profit Organizations and Entities, and Non-Profit Organizations and Entities Not Based in the Village.~~Applicants not described in paragraph (2). $500 per event, plus a $1,000 ~~potentially~~ refundable deposit, plus the estimated cost for any necessary Village Police or Service personnel and vehicle charges, as determined and calculated by the Village, will be required to be paid in advance of the issuance of the permit. After the event and additional Village costs from the event are calculated, if any, including any costs for required loose garbage clean-up by the Village Service Department, such additional costs will be billed or taken out of the deposit funds. Any remaining deposit funds will be returned to the applicant within thirty days after the event. If multiple events encompassed by this section are held by the same entity on the same day within a four-hour timeframe, only one permit fee and deposit will be required.

(2) ~~Village residents or affiliated or based public and private schools or parent-teacher organizations, or non-profit entities based in Peninsula.~~An individual who resides in the Village; a public or private school located in the Village, or its parent-teacher organization; or a nonprofit organization whose principal place of business, as shown in the records of the Ohio Secretary of State, has been within the Village for at least twelve consecutive months before the application. Fee status under this paragraph is available only where the applicant is the actual sponsor of the event and the event is not sponsored, funded, or controlled by a person or organization described in paragraph (1). No fee ~~or deposit, but~~. A Tier Three event under this paragraph requires the $1,000 refundable deposit described in paragraph (1). The estimated cost for any necessary Village Police or Service personnel and vehicle charges, as determined and calculated by the Village, will be required to be paid in advance of the issuance of the permit. After the event and additional costs from the event are calculated, if any, including any costs for required loose garbage clean-up by the Village Service Department, such additional costs will be billed to the applicant.

(~~n~~m) Appeals. ~~A determination denying an application for a permit under this section may be appealed to the Summit County Common Pleas Court within thirty days of the date the application was denied.~~An applicant may appeal a denial, cancellation, or condition of a permit by filing a written notice of appeal with the Fiscal Officer within five days after the decision. Council, or a hearing officer designated by Council, shall hold a hearing within seven days after the notice is filed, at which the applicant may appear, be represented, and present evidence, and shall issue a written decision within three days after the hearing. The decision on appeal is a final order appealable to the Summit County Court of Common Pleas under Chapter 2506 of the Ohio Revised Code.

(n) Enforcement and Penalty.

(1) Whoever conducts an outdoor public event without a permit required by this section, or in violation of a condition of a permit, is guilty of a minor misdemeanor. Each subsequent violation within two years is a misdemeanor of the fourth degree. Each day on which an event is conducted in violation of this section is a separate offense.

(2) The Chief of Police or designee may order the immediate cessation of an event conducted without a required permit, or of any activity conducted in violation of a permit condition, and may direct participants to disperse from Village streets and property.

(3) In addition to any fine, the Village may recover from the sponsor, in a civil action, the actual cost of Village personnel, vehicles, and services expended in connection with an event conducted without a required permit or in violation of a permit condition.

311.02 OUTDOOR PUBLIC EVENTS PERMITS

(a) Purpose and Scope. The Village recognizes that outdoor public events enhance the quality of life and economic vitality of the Village's historic community. However, due to the Village's unique geography within the Cuyahoga Valley National Park and its limited infrastructure, this section is intended to ensure ~~ensures~~ that outdoor public events are conducted safely, minimize disruption to residents, and protect Village resources. This section applies to every outdoor public event as defined in subsection (b) and is to be administered without regard to the content of any message conveyed by an event.

(b) Definition of Event

(1) For the purposes of this section, an "outdoor public event" means any outdoor gathering, festival, march, procession, parade, race, or assembly that ~~is~~:

(A) is planned and sponsored by an identifiable person or organization;

(B) is open to or advertised to the general public; and

(C) is located on public or private property within the Village, and

(D) ~~that~~ requires Village personnel, ~~property,~~ or services beyond those routinely provided, including p~~P~~olice, traffic control, f~~F~~ire/EMS, the closure or exclusive use of streets or sidewalks, the use of Village property~~,~~ or ~~Village~~ buildings, street closures and barricades, public service and sanitation assistance, and/or Village utility service~~s~~.

(2) Exclusions. This section does not apply to:

(A) funeral processions;

(B) wedding processions;

(C) students going to and from school or participating in school activities under the direction of school authorities;

(D) the Village or any other governmental agency acting within the scope of its functions;

(E) a spontaneous gathering occasioned by news or affairs coming into public knowledge within three days before the gathering, provided the organizer gives written notice to the Mayor at least twenty-four hours before it;

(F) ~~a~~ gathering~~s~~ ~~of fewer than twenty persons on public sidewalks~~ that do~~es~~ not close or obstruct a street, do~~es~~ not obstruct pedestrian passage, and do~~es~~ not require traffic control; and

(G) a private gathering that is not open to or advertised to the general public.

(c) General Requirements. No person, group of persons, or organization shall conduct any outdoor public event as defined in subsection (b), or block off any street or highway area, without first obtaining a permit from the Mayor. Where an event requires closure of a state route within the Village, the Village shall coordinate with the Ohio Department of Transportation as required by law before issuing the permit.

(d) Permit Applications

(1) Applications for permits under this section shall be made on such forms prescribed by the Mayor, shall be filed with the office of the Mayor, and shall contain the information required by this subsection.

(2) Applications shall be filed in accordance with the timeframes set forth in Subsection (e) of this section.

(3) The Mayor shall approve, approve with conditions under subsection (j), or deny the application in writing within ten days of the date on which the application is filed. A denial shall state the specific ground under subsection (h) on which it is based.

(4) An application on which the Mayor has not acted within ten days is deemed approved as filed, subject to the standard conditions in subsection (j) and payment of fees under subsections (g) and (l).

(5) The Mayor shall accept an application for an event permit related to celebrations or protests of lLocal, sState, fFederal, or wWorld eEvents upon shorter notice than the timeframes in subsection (e), shall act on it within two business days, and shall grant it if the Mayor and Chief of Police, or their designees, determine that the Village can provide the required safety services in the time available.

(6) The required information provided in the application shall include, at a minimum:

(A) The name, address, and contact information of the person or organization sponsoring the event, and of an individual authorized to act for the sponsor before and during the event.

(B) The dates, times and estimated number of participants.

(C) A detailed route map, including assembly and dispersal areas, if applicable.

(D) A description of equipment, signage, or other event logistics.

(E) Insurance and Indemnity.

(i) An event that is held on Village property or uses a Village building ~~includes any of the following~~ shall carry commercial general liability insurance of not less than $1,000,000 per occurrence and $1,000,000 aggregate, naming the Village as an additional insured, with a certificate of insurance filed with the Mayor not less

than ten days before the event. ~~: an admission charge; sale of goods, food, or beverages; vendors; vehicles, floats, or animals in a procession; stages, tents, bleachers, inflatables, rides, or other temporary structures; or use of a Village building.~~

(ii) An event at which alcohol is sold or served shall ~~also~~ carry liquor liability coverage ~~of not less than $1,000,000.~~ as required by the State of Ohio.

~~(iii) An event that includes none of the items in paragraph (A) is not required to carry insurance, regardless of tier.~~

~~(iv)~~(iii) Every applicant shall sign an agreement, on a form prescribed by the Solicitor, to indemnify and hold the Village harmless from claims arising out of the event, except claims arising from the Village's own negligence.

~~(v)~~(iv) The requirements of this paragraph are not subject to waiver or modification.

(F) Any additional safety and resource requirements, such as p~~P~~olice, traffic control, f~~F~~ire/EMS, use of streets, sidewalks, Village property, or Village buildings, street closures and barricades, public service and sanitation assistance, and/or utility use.

(e) Event Tiers and Application Filing Timeframes. The tier of an event is determined by the applicant's good-faith estimate of peak attendance. For a recurring event, the Mayor may assign the tier based on documented attendance at the most recent prior occurrence.

(1) Tier One (Small): Fewer than 100~~50~~ attendees, using Village property or requiring a temporary closure of a residential street that is not a through route, with no commercial vendors and no Village personnel on scene. The application shall be filed not less than 14 days before the event.

(2) Tier Two (Medium): 100~~50~~ to 500~~249~~ attendees. May require minor police assistance, food vendors, or use of Village property. The application shall be filed not less than 60 days before the event.

(3) Tier Three (Large): 500~~250~~ or more attendees. Festivals, races, parades, or assemblages requiring closures and multidisciplinary department coordination. The application shall be filed not less than 90 days before the event.

(f) Routes, Parking, and Hours. Council may by resolution designate predetermined event routes designed to minimize disruptions to traffic and residential areas. Events shall use the designated routes unless alternate routes are approved by the Mayor and Chief of Police or their designees based upon public safety and logistical needs. Organizers shall submit a parking plan for events exceeding 100 attendees. Shuttles are recommended for Tier 3 events. ~~All events shall comply with Section 509.03 of these Codified Ordinances.~~

Commented [RS1]: This is the section on Disorderly Conduct and Intoxication. Is that what was intended? Or is this supposed to point to the Noise Ordinance, 1137.05 which limits sound from 11pm to 7am. If this refers to sound, there is another reference to that in section (k).

Amplified sound shall not be used before ~~[~~9:00 a.m.~~]~~ or after ~~[~~10:00 p.m.~~]~~, or outside any shorter hours stated in the permit.

(g) Fees and Cost Recovery. Fees for events shall be assessed based upon their size and the Village services anticipated to be required~~, and without regard to the content of any message conveyed by the event or the anticipated reaction of others to it~~. Fees shall be in accordance with the specified fees and/or fee ranges set forth in the Event Fee Schedule contained in Subsection (l) of this section. The additional costs associated with these permits shall consider the event's anticipated need for Village resources such as police, street closure, public service and sanitation, and utility usage. A cost breakdown related to the issuance of a permit shall be provided to the applicant in connection with the permit application process. If the Village determines that Village personnel, vehicles, and/or services are required in connection with the event, a minimum of four hours shall be charged for each Village employee, Village vehicle, and/or service required, at the hourly rate set forth in a schedule adopted by Council by resolution that approximates the Village's actual cost for the required employees, vehicles, and services. If the event lasts for more than four hours, and/or the above personnel, vehicles, and/or services are required for more than four hours, the applicant shall be responsible for the actual time the Village employees, vehicles, and other services are on scene in connection with the event. In addition to permit fees, organizers are responsible for the cost of additional Village services required for the event, such as trash removal, restroom facilities, or utility access. No permit shall issue under this section to an applicant with an unpaid balance from a prior event.

(h) Refusal or Cancellation. The permit may be refused or cancelled if:

(1) The time, place, size, or conduct of the event, including the assembly areas and route, would unreasonably interfere with the public convenience or the safe use of the streets and highways, or would deviate from a designated route without approval under subsection (f);

(2) The event requires a diversion of Village resources to the extent that it impairs regular Village functions, including police or public service and sanitation services;

(3) The event conflicts with, or would strain resources from, a Village sponsored festival, march, procession, parade, race, or assembly scheduled before the application was filed, or another festival, march, procession, parade, race, or assembly for which a permit application has been filed earlier;

(4) The application contains false, misleading, or incomplete information in a material respect;

(5) An emergency such as a fire, storm, or other unforeseen event would prevent the proper conduct of the event; or

(6) The event as proposed, or as conducted, would violate the noise control and sound management provisions of subsection (k) of this section.

Any refusal or cancellation shall be in writing, shall identify the specific ground in this subsection on which it is based, and shall be delivered to the applicant. Where a ground for refusal can be addressed by conditions under subsection (j), the Mayor shall impose conditions rather than refuse the permit.

(i) Security. Where the Chief of Police or designee determines that police services are required for traffic control or crowd management, the Village shall provide them and the applicant shall pay for them under subsection (g). If Village officers are not available in the number required, the Chief may arrange officers from another law enforcement agency under a mutual aid or similar agreement, at the applicant's cost. The number of officers required will be determined by the Chief of Police or their designee based upon the size, duration, and requirements of the event and its route and/or location. ~~, and without regard to the content of any message conveyed by the event or the anticipated reaction of others to it.~~ Private security may supplement, but shall not replace, police services required under this subsection.

(j) Conditions. The permit may prescribe reasonable conditions, including:

(1) Hours of assembly and dispersal;

(2) Use of predetermined or alternate approved routes;

(3) Portions of streets that may be used or occupied; and

(4) Village and f~~F~~ire d~~D~~epartment resources necessary for the event, such as police, public service and sanitation, utility usage, and off duty f~~F~~ire/EMS.

(k) Noise Control and Sound Management. Event organizers shall ensure that noise generated by the event complies with Section ~~509.03~~1137.05 of these Codified Ordinances, the hours in subsection (f), and any hours stated in the permit. The Chief of Police or designee may direct the organizer to reduce or stop amplified sound that violates this subsection or the permit. Organizers must have the ability and authority to adjust noise levels immediately. Violations of this subsection may result in reduced sound privileges or permit suspension.

(l) Event Fee Schedule.

~~(1) Applicants not described in paragraph (2), $500 per event, plus a $1,000 refundable deposit, plus the estimated cost for any necessary Village Police or Service personnel and vehicle charges, as determined and calculated by the Village, will be required to be paid in advance of the issuance of the permit. After the event and additional Village costs from the event are calculated, if any, including any costs for required loose garbage clean-up by the Village Service Department, such additional costs will be billed or taken~~

~~out of the deposit funds. Any remaining deposit funds will be returned to the applicant within thirty days after the event. If multiple events encompassed by this section are held by the same entity on the same day within a four-hour timeframe, only one permit fee and deposit will be required.~~

(1) For a~~A~~n individual who resides in the Village~~,~~; a public or private school located in the Village~~,~~ or its parent-teacher organization~~,~~; or a nonprofit organization whose principal place of business~~,~~ as shown in the records of the Ohio Secretary of State~~,~~ has been within the Village for at least twelve consecutive months before the application, there is no fee. ~~. Fee status under this paragraph is available only where the applicant is the actual sponsor of the event and the event is not sponsored, funded, or controlled by a person or organization described in paragraph (1). No fee. A Tier Three event under this paragraph requires the $1,000 refundable deposit described in paragraph (1).~~ The estimated cost for any necessary Village p~~P~~olice or s~~S~~ervice personnel and vehicle charges, as determined and calculated by the Village, will be required to be paid in advance of the issuance of the permit. After the event and additional costs from the event are calculated, if any, including any costs for required loose garbage clean-up by the Village Service Department, such additional costs will be billed to the applicant.

(2) For ~~A~~applicants not described in paragraph (1~~2~~)~~.~~, there will be a fee of $500 per event, plus a $1,000 refundable deposit, plus the estimated cost for any necessary Village Police or s~~S~~ervice personnel and vehicle charges, as determined and calculated by the Village, ~~will be required~~ to be paid in advance of the issuance of the permit. After the event, any ~~and~~ additional Village costs ~~from the event are~~ shall be calculated, ~~if any, including any costs for required loose garbage clean-up by the Village Service Department, such additional costs~~ and will be billed or taken out of the deposit funds. Any remaining deposit funds will be returned to the applicant within thirty days after the event. If multiple events encompassed by this section are held by the same entity on the same day within a four-hour timeframe, only one permit fee and deposit will be required.

~~(2)~~

(m) Appeals. An applicant may appeal a denial, cancellation, or condition of a permit by filing a written notice of appeal with the Fiscal Officer within five days after the decision. Council, or a hearing officer designated by Council, shall hold a hearing within seven days after the notice is filed, at which the applicant may appear, be represented, and present evidence, and shall issue a written decision within three days after the hearing. The decision on appeal is a final order appealable to the Summit County Court of Common Pleas under Chapter 2506 of the Ohio Revised Code.

(n) Enforcement and Penalty.

(1) Whoever conducts an outdoor public event without a permit required by this section, or in violation of a condition of a permit, is guilty of a minor misdemeanor. Each subsequent violation within two years is a misdemeanor of the fourth degree. Each day on which an event is conducted in violation of this section is a separate offense.

(2) The Chief of Police or designee may order the immediate cessation of an event conducted without a required permit, or of any activity conducted in violation of a permit condition and may direct participants to disperse from Village streets and property.

(3) In addition to any fine, the Village may recover from the sponsor, in a civil action, the actual cost of Village personnel, vehicles, and services expended in connection with an event conducted without a required permit or in violation of a permit condition.

VILLAGE OF PENINSULA, OHIO
RESOLUTION NO.: 21-2026
INTRODUCED BY: _____
DATE PASSED: _____

A RESOLUTION REQUESTING THE SUMMIT COUNTY FISCAL OFFICER, IN THE YEAR 2027, TO ADVANCE TO THE VILLAGE MONIES TO WHICH THE VILLAGE IS ENTITLED FROM THE PROCEEDS OF TAX LEVIES FOR THE TAX YEAR 2026

WHEREAS, O.R.C. Section 321.34 provides that money in the County Treasury to the credit of the account of a local authority and lawfully applicable to the purpose of the current fiscal year, may be withdrawn by a municipality upon the proper request; and

WHEREAS, Council has found and determined that sound fiscal policy requires that such withdrawal be requested from the Summit County Fiscal Officer.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Peninsula, Summit County, Ohio, to wit:

SECTION 1. In 2027, the Summit County Fiscal Officer is hereby requested to draw warrants and pay the Village of Peninsula all monies presently being held in the Summit County Treasury to the accounts of the Village lawfully applicable to the purpose of the 2027 fiscal year and derived from the proceeds of tax levies for the tax year 2026.

SECTION 2. The Fiscal Officer is hereby authorized and directed to promptly forward a copy of this Resolution to the Summit County Fiscal Officer.

SECTION 3. All formal actions of this Council concerning and relating to the adoption of this Resolution were taken in an open meeting of this Council, and all deliberations of this Council or any of its committees that resulted in such formal action were taken in meetings open to the public and/or in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. This Resolution shall take effect and be in force after the earliest period permitted by law.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2026.

Passed:

_____
Daniel Schneider, Jr., Mayor

Attest:

_____
Vic Nogalo, Fiscal Officer

Approved as to Legal Form.

_____
Bradric T. Bryan, Solicitor

I, Vic Nogalo, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, do hereby certify that the foregoing Resolution was duly passed by the Council of the Village of Peninsula, at a meeting held on the _____ day of _____, 2026.

_____
Vic Nogalo, Fiscal Officer

Posting Certificate

I, Vic Nogalo, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, hereby certify that there is no newspaper published in the Municipality, and publication of the foregoing Resolution was made by posting true and accurate copies thereof at five of the most public places in the Village as previously determined by Council, each for a period of at least fifteen days, commencing on the _____ day of _____, 2026, as follows:

1. Terry Lumber & Supply;
2. Valley Fire District;
3. Peninsula Library & Historical Society;
4. Peninsula Village Hall Lobby; and
5. Peninsula Post Office.

_____
Vic Nogalo, Fiscal Officer

VILLAGE OF PENINSULA, OHIO
ORDINANCE NO.: 22-2026
INTRODUCED BY: _____
DATE PASSED: _____

AN ORDINANCE ESTABLISHING CHAPTER 1116 OF THE VILLAGE ZONING CODE RELATING TO MIXED USE ZONE DEVELOPMENTS

WHEREAS, Chapter 713 of the Ohio Revised Code authorizes the Village to enact zoning code regulations and amend those regulations from time to time; and

WHEREAS, Council and the Planning Commission desire to enhance and improve the Village downtown area, promote a mix of uses in the area, provide for pedestrian mobility and multiple transportation options in the area, compliment the character and style of the downtown area through quality building design and landscaping, establish a high quality downtown business and living environment, and attract and sustain future development in the Mixed Use Zone, in accordance with the Village Downtown Master Plan and the Village Long Range Plan; and

WHEREAS, Council desires to enact Chapter 1116 to accomplish the above purposes.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Peninsula, Summit County, Ohio, to wit:

SECTION 1. That Council hereby enacts Chapter 1116 of the Village Zoning Code relating to Mixed Use Zone developments, as indicated in the attachment hereto that is incorporated herein by reference.

SECTION 2. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public and/or in compliance with all legal requirements.

SECTION 3. That this Ordinance shall be effective as of the earliest date permitted by law.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2026.

Passed:

_____
Daniel Schneider, Jr., Mayor

Attest:

_____
Vic Nogalo, Fiscal Officer

Approved as to Legal Form.

_____
Bradric T. Bryan, Solicitor

I, Vic Nogalo, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, do hereby certify that the foregoing Ordinance was duly passed by the Council of the Village of Peninsula, at a meeting held on the _____ day of _____, 2026.

_____
Vic Nogalo, Fiscal Officer

Posting Certificate

I, Vic Nogalo, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, hereby certify that there is no newspaper published in the Municipality, and publication of the foregoing Ordinance was made by posting true and accurate copies thereof at five of the most public places in the Village as previously determined by Council, each for a period of at least fifteen days, commencing on the _____ day of _____, 2026, as follows:

1. Terry Lumber & Supply;
2. Valley Fire District;
3. Peninsula Library & Historical Society;
4. Peninsula Village Hall Lobby; and
5. Peninsula Post Office.

_____
Vic Nogalo, Fiscal Officer

CHAPTER 1116
MIXED USE DEVELOPMENT

1116.01 PURPOSE.

It is in the best interests of the Village, its residents and the businesses in downtown Peninsula that the areas zoned MU Mixed Use be enhanced to promote a mix of uses, provide for pedestrian mobility and multiple transportation options, and be developed to complement the character and style of the existing community through quality landscaping and building design. The Mixed Use district shall be designed to improve and enhance the downtown area, establish a high-quality business and living environment, and attract and sustain future economic development.

1116.02 APPLICABILITY.

In addition to the requirements established elsewhere in the Zoning Code, developments in the MU Mixed Use District shall comply with the criteria established in this chapter.

1116.03 USES.

(a) All uses shall be in conformance with the requirements of Section 1109.03 of the Zoning Code.

(b) Developments that include both commercial and residential uses are encouraged but not required.

1116.04 SITE CRITERIA.

(a) A minimum of 10% of the development area shall be provided as open space, exclusive of pavement and buildings. Setbacks other than the front setback may be counted as open space. Open space is defined as any area of land within a development designed and intended for the common use of the residents or tenants of the development and their guests. The inclusion of the front setback area to meet the open space may be approved by the Planning Commission, provided it contains site amenities such as outdoor gathering areas, plazas, benches, or similar uses.

(b) The front setback shall be a minimum of 5 feet, not exceeding 20 feet from the edge of right-of-way or the edge of pavement on a private street or drive.

(c) Parking shall be located in the rear or the side of the building. If located on the side of the building, parking shall be behind the front wall of the building. All parking areas shall be screened as required by Chapter 1125 of the Zoning Code.

(d) Pedestrian connectivity and sidewalks shall be provided and integrated into the Village's existing system.

(e) The development shall comply with the landscape requirements established by Chapter 1129 of the Zoning Code.

(f) Pedestrian site amenities such as benches, bike racks, etc. shall be provided on site and may be located within the front setback.

(g) The separation between driveway access points from any public or private street to any development shall be a minimum of 40 feet. Combined access points are encouraged.

(h) Private streets shall comply with Section 1159.11(i) of the Subdivision Code.

1116.05 BUILDING DESIGN.

(a) Buildings shall have a coordinated and integrated design that contains a variation in the front facade, so as not to be flat or on the same plane over the entire structure.

(b) Street facing facades shall be broken into 30-foot-wide segments. Facades may be broken by a change in the plane of the building by a minimum of 12 inches or the addition of architectural features such as porches, columns, roof overhangs, or similar features.

(c) Building design shall take its design cues from the Downtown Master Plan, which identified significant design elements within the Village that include, but are not limited to: balanced proportions and orderly symmetrical facades, gabled roofs, traditional double-hung windows, porches and overhangs, the use of stone accents, flat moldings and woodwork, and accentuated entryways. Applicants should consider the Secretary of the Interior's Standards for the Treatment of Historic Properties for design inspiration.

(d) Ground floor windows and upper floor windows shall have a rhythmic pattern that complement each other.

(e) Building materials of all buildings in the development shall be complementary to each other but provide differentiation.

(f) Buildings shall have sloped roofs. If a flat roof is proposed, it shall have parapets and cornice treatment on all sides of the building.

(g) Entrances shall be clearly identifiable.

(h) No garage access shall be on the front of the building.

1116.06 REVIEW AND APPROVAL PROCESS.

(a) Development within the Mixed Use District shall comply with the requirements of Chapter 1149 as they relate to site plan approval.

(b) If the development is to be implemented in phases, the Planning Commission may require the Developer to enter into a written Development Agreement with the Village, which at a minimum, includes, a projected timeframe for the development’s completion, an assurance that all aspects of the development will be consistent with the Planning Commission approval, and an acknowledgement that any future owner of the property will comply with the conditions of any approval.

(c) The Planning Commission may waive or modify any of the criteria of this chapter, provided the spirit and intent of these regulations are maintained.

VILLAGE OF PENINSULA, OHIO
ORDINANCE NO.: 23-2026
INTRODUCED BY: _____
DATE PASSED: _____

AN ORDINANCE AMENDING SECTION 1109.03 OF THE VILLAGE ZONING CODE RELATING TO LAND USE TABLES

WHEREAS, Chapter 713 of the Ohio Revised Code authorizes the Village to enact zoning code regulations and amend those regulations from time to time; and

WHEREAS, Council and the Planning Commission desire to enhance and improve the Village downtown area, promote a mix of uses in the area, provide for pedestrian mobility and multiple transportation options in the area, compliment the character and style of the downtown area through quality building design and landscaping, establish a high quality downtown business and living environment, and attract and sustain future development in the Mixed Use Zone, in accordance with the Village Downtown Master Plan and the Village Long Range Plan; and

WHEREAS, Council desires to amend Section 1109.03 to accomplish the above purposes.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Peninsula, Summit County, Ohio, to wit:

SECTION 1. That Council hereby amends Section 1109.03 of the Village Zoning Code relating to Land Use Tables, as indicated in the attachment hereto that is incorporated herein by reference.

SECTION 2. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public and/or in compliance with all legal requirements.

SECTION 3. That this Ordinance shall be effective as of the earliest date permitted by law.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2026.

Passed:

_____
Daniel Schneider, Jr., Mayor

Attest:

_____
Vic Nogalo, Fiscal Officer

Approved as to Legal Form.

_____
Bradric T. Bryan, Solicitor

I, Vic Nogalo, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, do hereby certify that the foregoing Ordinance was duly passed by the Council of the Village of Peninsula, at a meeting held on the _____ day of _____, 2026.

_____
Vic Nogalo, Fiscal Officer

Posting Certificate

I, Vic Nogalo, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, hereby certify that there is no newspaper published in the Municipality, and publication of the foregoing Ordinance was made by posting true and accurate copies thereof at five of the most public places in the Village as previously determined by Council, each for a period of at least fifteen days, commencing on the _____ day of _____, 2026, as follows:

1. Terry Lumber & Supply;
2. Valley Fire District;
3. Peninsula Library & Historical Society;
4. Peninsula Village Hall Lobby; and
5. Peninsula Post Office.

_____
Vic Nogalo, Fiscal Officer

1109.03 LAND USE TABLES.

	SYMBOL	KEY						
	P	Permitted Uses						
	C	Conditional Uses						
	A	Accessory Uses						
USES		Prohibited Use	**R-1**	**R-2**	**C**	**MU (1)**	**PI**	**CR**	STANDARDS FOR LAND USES
ANIMAL AND AGRICULTURAL USES									
Garden Centers and Feed Stores						P		P	
Individual Produce Stands and Farm Markets			C	C		C		P	Sec. 1141.01
Farming			C	C				P	Sec. 1141.39
Greenhouses and Nurseries (Primary Use)			C					C	Sec 1141.09
Veterinary Clinics						C		C	Sec. 1141.02
Farmers' Markets			C		C	C		C	Sec. 1141.03
RESIDENTIAL USES									
Single Family Dwellings, Detached			P	P	P	~~P~~	~~P~~		
Residential Care Facility With 1 to 5 Persons (5119.34)			P	P	P	~~P~~	~~P~~		
Foster Homes (ORC Sec. 5103.02)			P	P	P	~~P~~	~~P~~		
Family Day-Care Homes, Type B (ORC Sec. 5104.01)			P	P	P	~~P~~	~~P~~		
Family Day-Care Homes Type A (ORC Sec. 5104.01)			C	C					Sec. 1141.04
Accessory Apartment					A	A			Sec. 1141.41
Keeping of Large Domestic Animals~~Farming for Personal Use~~			P	C~~P~~	C~~P~~	C~~P~~	C~~P~~	P	Sec. 1141.39
Bed and Breakfast Inns			C	C	P	P			Sec. 1141.05
Residential Care Facility 6 to 16 persons						C			Sec 1141.13
Two-Family Dwelling				C		C			Sec. 1141.06
Three Family Dwelling						C			Sec 1141.06
Multiple-Family Developments						C			Sec. 1141.07
OFFICE AND SERVICE USES									
Catering Facilities					A	P			Sec. 1141.10
Banks and Financial Institutions					P	P			
Barber Shops, Beauty Salons and Nail Care					P	P			
Doctor, Dental and other health practitioners' offices and clinics.					P	P			
Massage Therapists					P	P			Sec. 1141.11

Notes:

(1) Uses in the Mixed Use District must also comply with the requirements of Chapter 1116.

Offices for Professional, Executive, or Administrative Uses, such as Attorneys, Accountants, Realtors, Architects, Artists, Insurance and Similar Occupations					P	P			
	SYMBOL	**KEY**							
	P	Permitted Uses	RURAL RESIDENTIAL	SMALL TOWN RESIDENTIAL	COMMERCIAL	MIXED USE	PUBLIC INSTITUTIONAL	CONSERVATION/RECREATION	
	C	Conditional Uses							
	A	Accessory Uses							
USES		Prohibited Use	**R-1**	**R-2**	**C**	**MU (1)**	**PI**	**CR**	STANDARDS FOR LAND USES
Workshops, Showrooms, Studios or Offices of Skilled Trades, such as Photographers, Decorators, Upholsterers, Tailors, Taxidermists, and Similar Businesses, or for Repair and Service of small appliances and equipment such as Bicycles, Electronics, Furniture, Shoes or Similar Items					P	P			
Funeral Parlors or Mortuaries						C			1141,12
Nursing and Convalescent Homes, Assisted Living Facilities, and Senior Housing						C			1141.13
COMMUNITY USES									
Auditoriums and Performing Arts Theaters					P	P	P		Sec. 1141.14
Churches, Temples and Other Places of Worship					P	P	P		Sec. 1141.14
Child Care or Day Care Centers and Child Caring Institutions					P	P	P		
Health Club or Fitness Center					P	P	P		
Cemeteries							P		
Educational Institutions, Public or Private, such as Elementary and Secondary schools and Colleges, Universities and Other Institutions of Higher Education							P		
Government Offices, such as Police and Fire Stations, Post Offices, Public Works or Road Maintenance Yards							P		
Halls for Civic Clubs and Membership Organizations							P		
Libraries, Museums and Fine Art Centers					P	P	P		
Recreation Facilities, Indoor (Community/Non-commercial) - (such as tennis/racquet courts, swimming pools, roller/in-line and ice-skating rinks and fitness tracks)							P		Sec. 1141.15

Notes:

(1) Uses in the Mixed Use District must also comply with the requirements of Chapter 1116.

Recreation Facilities, Outdoor Passive (Community/non-commercial) - (such as parks, trails, conservation areas, licensed camp grounds and similar facilities)						P	P	Sec. 1141.15
Recreation Facilities, Outdoor Active (Community/non-commercial) - (such as playgrounds, athletic fields or courts, swimming pools, skating rinks fitness tracks, canoe rental and launch and similar facilities)						P	C	Secs. 1141.15, 1141.16
	SYMBOL							
	P	Permitted Uses						
	C	Conditional Uses						
	A	Accessory Uses						
USES		Prohibited Use	**R-1**	**R-2**	**C**	**MU (1)**	**PI**	**CR**	STANDARDS FOR LAND USES
Public Utility and Essential Service Structures and Uses Other than Wireless Telecommunications Facilities			C	C	C	C	C	C	Sec. 1141.17
COMMERCIAL USES									
Specialty Retail Establishments such as Antique Shops, Art Galleries, Florists, Gift Shops, Bakeries					P	P			
Auto Parts Stores (without repair services)					P	~~P~~			
Hardware and Home Improvement Stores and Building Supply Yards (indoor)					P	P			
Laundromat and Dry-Cleaning Customer Pick-up/Drop-Off Only					P	~~P~~			
Printing or Copy Centers					P	C~~P~~			
Eating and drinking places without the sale of alcohol, such as Restaurants, Coffeehouses, Doughnut Shops or Delicatessens					P	P			
Eating and drinking places with the sale of alcohol such as Tavern, Pub, Brewpub, Cocktail Lounge, Night Club or Billiard and Pool Hall					P	P			Sec. 1141.18
Tobacconist or Cigar/Cigarette Shop					C~~P~~	~~P~~			Sec. 1141.19
~~Video Rental Establishments~~					~~P~~	~~P~~			~~Sec. 1141.20~~
Retail Stores and Commercial Uses with up to 7,500 ~~10,000~~ square feet of total gross floor area					P	P			
Commercial Recreation Active Uses operated as a for-profit enterprise includes such uses as Arcades and Indoor or Outdoor Amusement Centers, such as Miniature Golf, Golf Driving Ranges, Bowling Alleys, Batting Cages or Similar Facilities					C	C		C	Sec. 1141.15 Sec. 1141.16
~~Automobile, Truck and other Motor Vehicle Service facilities including gas stations, minor and major repair~~					~~C~~	~~C~~			~~Sec. 1141.21~~

Notes:

(1) Uses in the Mixed Use District must also comply with the requirements of Chapter 1116.

Outdoor Eating Areas and Sidewalk Cafes					C	C			Sec. 1141.22
Recording Studios					C	C			Sec. 1141.23
Gunsmiths and Licensed Firearms Dealers						C			Sec. 1141.24
Hotels						C			Sec. 1141.25
Showroom, Sales Offices and Outdoor Sales or Display Area for Sales or Rentals of Goods, Products, ~~Equipment, Machinery, Automobiles, Recreational Vehicles, Boats, Building Supplies, Hardware or Other Items~~ and items such as bikes, kayaks, non-motorized camping equipment.						C			Sec. 1141.26
Artisan craftsman in fields such as Blacksmithing, Furniture or Cabinet Repair or Making, Welding Shops, Stone Finishing and Carving, Printing, Bookbinding, or Publishing, Woodworking Shops, Glassblowing and Similar Uses					C	C			1141.20

	SYMBOL	KEY						
	P	Permitted Uses	RURAL RESIDENTIAL	SMALL TOWN RESIDENTIAL	COMMERCIAL	MIXED USE	PUBLIC INSTITUTIONAL	CONSERVATION/RECREATION
	C	Conditional Uses						
	A	Accessory Uses						
USES		Prohibited Use	**R-1**	**R-2**	**C**	**MU (1)**	**PI**	**CR**	STANDARDS FOR LAND USES
Retail Stores and Commercial Uses with greater than 7,500 ~~10,000~~ to 20,000 ~~40,000~~ square feet of total gross floor area						C			Sec. 1141.27
Walk-up Windows and Curbside Pick- up					**C**	**C**			Sec. 1141.40
INDUSTRIAL, RESEARCH AND LABORATORY USES									
Brewery, Distillery or Winery					C	C			Sec. 1141.28
Carpet and Rug Cleaning and Similar Cleaning Businesses						C			Sec. 1141.28
~~Metal Casting, Fabricating, Buffing, Stamping, Shearing or Punching~~,						~~C~~			~~Sec. 1141.28~~
Light Industrial Activities such as:									
~~Warehousing and Bulk Indoor Storage Facilities~~						~~C~~			~~Sec. 1141.28~~
Assembly of Pre-manufactured Parts for Goods, Products, Equipment, Machinery, Hardware or Similar Items						C			Sec. 1141.28

Notes:

(1) Uses in the Mixed Use District must also comply with the requirements of Chapter 1116.

~~Blacksmithing, Furniture or Cabinet Repair or Manufacture, Machine Shops and Welding Shops, Stone Finishing and Carving, Printing, Bookbinding, or Publishing, Woodworking Shops and Similar Uses~~				~~C~~			~~Sec. 1141.28~~
~~Manufacture of Products from Aluminum, Brass, or Other Metals,~~				~~C~~			~~Sec. 1141.28~~
Manufacture and assembly of small products such as Artificial Flowers, Ornaments, Awnings, Tents, Bags, Cleaning or Polishing Preparations, Brooms and Brushes, Buttons and Novelties, Canvas Products, Clothing for Wholesale Trade, Basket Material, Bicycles, Shoes, Caskets, Brick, Clay, Glass, Shale, Tile Terra Cotta Products or Similar Items				C			Sec. 1141.28
Research and Development Facilities, Technical Centers and Laboratories				C			Sec. 1141.28
Outdoor Storage of Goods, Products, Equipment, Machinery, Lumber, Landscaping and Building Supplies or Similar Items when accessory to a permitted use.				A~~C~~			Sec. 1141.29
~~Self-Storage Warehouses~~				~~C~~			~~Sec. 1141.31~~

	SYMBOL	KEY							
	P	Permitted Uses							
	C	Conditional Uses							
	A	Accessory Uses							
USES		Prohibited Use	**R-1**	**R-2**	**C**	**MU (1)**	**PI**	**CR**	STANDARDS FOR LAND USES
OTHER USES									
Accessory Off-Street Parking Lot for Private Passenger Automobiles			A	A	A	A	A	A	
Accessory Structures and Uses Customarily Incidental to any Permitted Use			A	A	A	A	A	A	
Garage Sales, Estate Sales and Private Auctions			A~~P~~	A~~P~~	A~~P~~	A~~P~~	A~~P~~		Sec. 1141.32
Garage for Commercial Vehicles					P	P	C	C	Sec. 1141.33
Temporary Structures and uses, including Construction Buildings			C	C	C	C	C	C	Sec. 1141.34
Circuses, Fairs, Revivals, Carnivals and Similar Uses					C	C	C	C	Sec. 1141.35
Home Occupation			A	A	A	A	A	A	Sec. 1141.36
Swimming Pools			A	A	A	A	A	A	Sec. 1141.37

Notes:

(1) Uses in the Mixed Use District must also comply with the requirements of Chapter 1116.

~~Wireless~~ Telecommunications Towers~~Facilities~~				C			Sec. 1141.38
Sexually Oriented Businesses				P			Chapter 1151
Drive-Thru and Drive-up Facilities							Sec. 1141.40

Notes:

(1) Uses in the Mixed Use District must also comply with the requirements of Chapter 1116.

VILLAGE OF PENINSULA, OHIO
ORDINANCE NO.: 24-2026
INTRODUCED BY: _____
DATE PASSED: _____

AN ORDINANCE AMENDING CHAPTER 1141 OF THE VILLAGE ZONING CODE RELATING TO STANDARDS FOR SPECIFIC LAND USES

WHEREAS, Chapter 713 of the Ohio Revised Code authorizes the Village to enact zoning code regulations and amend those regulations from time to time; and

WHEREAS, Council and the Planning Commission desire to enhance and improve the Village downtown area, promote a mix of uses in the area, provide for pedestrian mobility and multiple transportation options in the area, compliment the character and style of the downtown area through quality building design and landscaping, establish a high quality downtown business and living environment, and attract and sustain future development in the Mixed Use Zone, in accordance with the Village Downtown Master Plan and the Village Long Range Plan; and

WHEREAS, Council desires to amend Chapter 1141 of the Zoning Code to accomplish the above purposes.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Peninsula, Summit County, Ohio, to wit:

SECTION 1. That Council hereby amends Chapter 1141 of the Village Zoning Code relating to Standards for Specific Land Uses, as indicated in the attachment hereto that is incorporated herein by reference.

SECTION 2. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public and/or in compliance with all legal requirements.

SECTION 3. That this Ordinance shall be effective as of the earliest date permitted by law.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2026.

Passed:

_____
Daniel Schneider, Jr., Mayor

Attest:

_____
Vic Nogalo, Fiscal Officer

Approved as to Legal Form.

_____
Bradric T. Bryan, Solicitor

I, Vic Nogalo, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, do hereby certify that the foregoing Ordinance was duly passed by the Council of the Village of Peninsula, at a meeting held on the _____ day of _____, 2026.

_____
Vic Nogalo, Fiscal Officer

Posting Certificate

I, Vic Nogalo, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, hereby certify that there is no newspaper published in the Municipality, and publication of the foregoing Ordinance was made by posting true and accurate copies thereof at five of the most public places in the Village as previously determined by Council, each for a period of at least fifteen days, commencing on the _____ day of _____, 2026, as follows:

1. Terry Lumber & Supply;
2. Valley Fire District;
3. Peninsula Library & Historical Society;
4. Peninsula Village Hall Lobby; and
5. Peninsula Post Office.

_____
Vic Nogalo, Fiscal Officer

CHAPTER 1141
Standards for Specific Land Uses

1141.01 Individual produce stands and farm markets.
1141.02 Veterinary clinics.
1141.03 Farmers' markets.
1141.04 Family day-care homes, Type A.
1141.05 Bed and breakfast inns.
1141.06 Two-family and three-family dwellings.
1141.07 Multiple-family developments.
1141.08 Townhouses and stacked flats.
1141.09 Greenhouses and Nurseries (primary use)
1141.10 Catering facilities.
1141.11 Massage therapists.
1141.12 Funeral parlors or mortuaries.
1141.13 Nursing and convalescent homes, assisted living facilities, senior housing residential care facility.
1141.14 Auditoriums and performing arts theaters, churches, temples and other places of worship.
1141.15 Recreation, indoor and outdoor (excluding public parks).
1141.16 Golf driving ranges.
1141.17 Public utility and essential service structures and uses other than wireless telecommunications facilities.
1141.18 Eating and drinking places with the sale of alcohol, tavern, pub, brewpub, cocktail lounge, night club or billiard and pool hall.
1141.19 Tobacconists and cigar/cigarette shops.
1141.20 Artisan Craftsman
1141.21 (Deliberately left blank)
~~**1141.20 Video rental establishments.**~~
~~**1141.21 Automobile, truck and other motor vehicle service centers (minor repair), repair stations (major repair) and fueling (gas) stations.**~~
1141.22 Outdoor eating areas and sidewalk cafes.
1141.23 Recording studios.
1141.24 Gunsmiths and licensed firearms dealers.
1141.25 Hotels.
1141.26 Outdoor sales or display area for sales or rentals of goods, products, equipment, machinery, automobiles and other motor vehicles, recreational vehicles, boats, building supplies, hardware or other items.
1141.27 Retail stores and commercial uses with 10,000 to 40,000 square feet of gross floor area.
1141.28 Industrial uses.
1141.29 Outdoor storage of goods, products, equipment, machinery, lumber, landscaping and building supplies or similar items.

1141.30 (Deliberately left blank)
1141.31. (Deliberately left blank)
~~**1141.30 Recycling collection facilities and composting centers.**~~
~~**1141.31 Self-storage warehouses.**~~
1141.32 Garage sales, estate sales and private auctions.
1141.33 Garages for commercial vehicles.
1141.34 Temporary structures and uses, including construction buildings.
1141.35 Circuses, fairs, revivals, carnivals and similar uses.
1141.36 Home occupations.
1141.37 Swimming pools.
1141.38 Telecommunications towers.
1141.39 General regulations.
1141.40 Drive Thru and Drive-Up facilities/Walkup Windows and Curbside Pickup
1141.41 Accessory Apartments

Introduction: This chapter provides standards for specific land uses permitted by this Ordinance, whether such uses are permitted by right or are permitted subject to conditional use approval. These standards are intended to apply in addition to all other requirements of this Ordinance.

1141.01 INDIVIDUAL PRODUCE STANDS AND FARM MARKETS.

(a) Each lot shall be limited to a maximum of one seasonal produce stand not larger than 20 feet by 20 feet. The stand shall be located a minimum of 5 feet from the front and side property lines. The stand shall be portable and shall be removed from its roadside location during seasons when it will not be in use.

(b) Signs used in connection with the use shall be temporary, and shall be removed when the stand is not in use. All signs shall comply with the requirements of this Ordinance.

(c) The applicant shall submit a list of products to be sold and a sketch plan for approval by the Commission that illustrates locations of all structures, off street parking areas, driveways, signs and other structures.

(d) Off street parking areas shall be located so as not to create a traffic hazard. On street parking shall only be permitted by the Planning Commission.

(e) Hours of operation shall not be before 8 am or after dusk.

(f) Only produce or similar agricultural products produced on the property may be sold.

1141.02 VETERINARY CLINICS.

(a) Setbacks. Structures shall be set back at least 20 feet from all side and rear property lines, and at least 50 feet from abutting residential districts or uses, churches, schools or restaurants on the same side of the street.

(b) Landscaping and Screening. Outdoor enclosures or runs shall be enclosed by screening in accordance with the screening requirements of this Ordinance.

(c) Operating Requirements. The clinic shall be operated by a licensed or registered veterinarian. All activities shall be conducted within an enclosed building. All boarding shall be

limited to animals brought in for treatment or surgery, unless the site has also been approved for a kennel in accordance with the following requirements:

(1) Commercial kennels shall comply with all permit and operational requirements established by county and state regulatory agencies.

(2) Structures in which animals are kept, animal runs, and exercise areas shall not be located in any required yard setback area, and shall be set back at least 500 feet from any residential district or use.

(3) All animal runs and exercise areas shall be enclosed on all sides by screening in compliance with the screening requirements of this Ordinance and shall have impervious surfaces and an appropriate system for runoff, waste collection and disposal.

(4) Performance standards. The Commission may impose other conditions and limitations deemed necessary to prevent or mitigate possible nuisances including but not limited to those related to noise or odor.

(d) Performance Standards. Outdoor exercising is allowed when the pet is accompanied by an employee, provided no animals shall be permitted outside of the buildings between 9:00 p.m. and 8:00 a.m.

1141.03 FARMERS' MARKETS.

(a) Permit Time Limitation. Such use permit shall be valid for one year only, with the option of annual renewal if requested by the applicant and agreed to by the Commission. Renewal shall require approval by Commission motion at a regular meeting. The Commission may, but need not, conduct a public hearing as part of consideration of any requested renewal.

(b) Use Time Limitation. Such use shall occur only during the season beginning on May 1 and ending on November 15. Such use shall regularly occur only on the Saturday of each week during such period of duration, and shall be open to the public only between the hours of 9:00 a.m. and 1:00 p.m. If an applicant wishes to operate such use on any additional day or time for a special reason such as a holiday or other event, such request may be considered by the Commission on a case by case basis.

(c) Use Limitation. Such use shall be limited to use and sales by the applicant and such other vendors who comply, have complied, and can demonstrate compliance with all Federal, State and Local licensing and vending requirements, including but not limited to the Ordinances of the Village, as may be amended from time to time.

(d) Area Limitation. Such use shall be limited to the portion of applicant's property which is shown on the map or plan submitted with the application. Such use shall include no permanent structures, but may include suitable non-permanent pop-up market tents. Such tents shall be removed from the property when the use is not in operation, but may remain at an appropriate site proposed by the applicant and agreed to by the Commission during the use's non- working days.

(e) Parking. Such use shall provide sufficient patron off-street parking for all vendors and patrons, which parking, and ingress to and egress from the site shall not create a hazard or nuisance upon the public roads of the Village or to adjacent properties. No on-street parking shall be permitted at any time for such use.

(f) Traffic Control. Such use shall provide for appropriate traffic control as will assure that there is not created an unsafe condition upon the roads, sidewalks, or pathways of the Village. If, in the sole reasonable opinion of the Zoning Officer, the operation of such use is causing an unsafe condition, it shall be within the right of the Zoning Officer to ameliorate that condition either

directly or through discussion with the applicant. The applicant shall reimburse and hold the Village harmless for any cost borne by the Village in this regard.

(g) Capacity. Such use shall be limited to no more than 400 people at any time, including patrons and vendors.

(h) Vendors. Such use shall be valid for no more than 35 qualified farm vendors who are not secondhand vendors, and whose products shall be limited to the items proposed by the applicant and agreed to by the Commission. Such use shall not generally include any artisan vendors. In the event that an applicant wishes to include such vendors for a special reason such as a holiday or other event, such request may be considered by the Commission on a case by case basis.

(i) Local Organizations. Such use shall provide suitable space, at no fee cost, from time to time, to local non-profit organizations including but not limited to the Village, Peninsula Library and Historical Society, Valley Fire District, United Methodist Church, and Mother of Sorrows Church, as well as the Quarry, which shall be permitted for the purpose of allowing such organizations to provide information materials to the public, but not offering items for sale.

(j) Sanitary Facilities. Such use shall provide for appropriate sanitary facilities for all patrons and vendors, which shall include not fewer than two portable sanitary facilities. Such facilities shall be kept clean and operable at all times that the public shall be on the property. Such facilities shall be removed from the property when the use is not in operation, but may remain at an appropriate site proposed by the applicant and agreed to by the Commission during the use's non-working days. Such use and facilities shall further comply with all requirements of all applicable Health Regulations, including but not limited to those promulgated by the Summit County Board of Health and/or the Village of Peninsula.

(k) Insurance. Such use shall hold valid and binding liability insurance in favor of any patron, vendor or other person who may be injured due to the negligence of applicant or any vendor, their employees and agents, in a minimum principal sum not less than one million dollars. A copy of said insurance shall be provided to the Village upon request.

1141.04 FAMILY DAY-CARE HOMES, TYPE A.

(a) Separation Requirements. No such day-care home may be located less than 1,500 feet from any other such residential facility, as measured between the nearest points on the property lines of the lots in question. The Commission may permit a smaller separation between such facilities upon determining that such action will not result in an excessive concentration of such facilities in a single neighborhood, or in the Village overall.

(b) Access. Areas shall be provided for employee and resident parking, and pick-up and drop-off of children, in a manner that allows maneuvers without affecting traffic flow on the public street.

(c) Play Area. All day care homes shall provide a fenced, contiguous outdoor play area in the rear yard area of the day care home premises, with a minimum area equal to 150 square feet per child at the maximum licensed capacity of the day care home.

(d) Hours of Operation. The day care home shall operate a maximum of 16 hours per day.

1141.05 BED AND BREAKFAST INNS.

(a) Primary Residence. The dwelling shall be the primary and permanent residence of the bed and breakfast inn operator. Meals or other services provided on the premises shall only be available to residents, employees and overnight guests of the establishment.

(b) Guests. There shall be a maximum of five rooms for lodging, with a maximum of 15 guests at any given time. Guests may stay no longer than 14 days in succession or a total of 60 days in any 12-month period. Off-street parking areas shall be provided for guests outside of any required front yard. Stacking of more than two vehicles in a driveway for parking purposes is prohibited.

(c) Landscaping. Screening shall be provided between adjacent residences and parking areas or any outdoor eating area, in compliance with the screening requirements of this Ordinance.

1141.06 TWO-FAMILY AND THREE-FAMILY DWELLINGS.

The exterior of a two-family or three-family dwelling shall be designed, constructed and maintained in a manner that provides the appearance of a single-family dwelling. The addition of a separate exterior door(s) on the front facade is prohibited. The primary entrance for the second or third dwelling unit may be located on a side or rear wall, or all units may share a common single door entrance on the front facade.

1141.07 MULTIPLE-FAMILY DEVELOPMENTS.

In addition to the requirements of Chapter 1116 MIXED USE DEVELOPMENT the following shall apply. Where two standards may appear to be in conflict the more restrictive shall apply.

Multiple-family developments shall comply with the following:

(a) Density. The maximum density of a multiple-family development shall be 6 dwelling units per acre of net lot area. Net lot area shall be area exclusive of wetlands or other undevelopable property such as steep slopes or easements.

(b) Architectural Details. The style and design of the buildings shall be complementary of the historic character of the Village and may include townhomes, apartments above commercial uses, stacked flats or similar designs. Buildings shall not contain more than three dwelling units. Walls visible from a street or other residential use shall include windows and architectural features similar to the front facade of the building, including, but not limited to: awnings, cornice work, edge detailing or other decorative finish materials. All buildings shall have pitched roofs, which may include functional dormer windows and varying lines customary with gable or hip style roofing. Buildings in multiple family developments may have separate exterior access on the front of the building.

(c) Street Design and Vehicle Circulation. Street connections shall be provided to adjacent neighborhoods and parcels in residential districts. Ingress and egress from the public streets shall be designed to minimize congestion and interference with normal traffic flow. All interior roads, drives, and parking areas within a multi- family development, shall be improved with asphalt, concrete, brick or permeable pavers, and provided with curbs and gutters except when an alternative surface treatment is authorized by the Planning Commission. Roadway drainage shall be appropriately designed such that storm water from the roadway will not drain onto the adjacent lots. All access drives shall be 24 feet in width.

(d) Pedestrian Circulation. Minimum five-foot-wide concrete, brick or sandstone sidewalks shall be provided from parking areas, public sidewalks and recreation areas to all building entrances. Public sidewalks shall be provided along collector roads and streets with a minimum width established by the Village.

(e) Maximum Lot Coverage. The maximum lot coverage for a development shall not exceed 50% of the net lot area.

(f) Open Space Requirement. A multiple family development shall provide a minimum of 10% of the net lot area as common open space. For purposes of this section common open space shall be land within the development which is intended for the common use or enjoyment of the residents of the development.

(g) Storm Water. Stormwater controls shall be provided:

(1) Stormwater shall be controlled to offset the effect of development; the Ohio Critical Storm method shall be used for all proposed multiple-family developments. The critical storm is based upon the percent increase in runoff volume between the before and after development conditions. Stormwater management shall be provided for all 24-hour storm events having average recurrence intervals ranging from 1 year to 100 years.

(2) Stormwater management facilities, such as dry, extended and permanent pool detention basins shall be designed to eliminate and reduce stormwater runoff impact of adjacent or downstream properties. No stormwater management facility shall be approved if the effect may cause an increase in peak discharge, volume, or velocity of runoff or change the point of entry of drainage onto another property during the runoff event

(h) Other Requirements. Adequate landscaping and screening shall be provided along all property lines which abut a residential district or use, and along all street frontages. Parking or storage of recreational vehicles, boats, utility trailers or similar items shall be prohibited, except in areas designated on an approved final site plan.

1141.09 GREENHOUSES AND NURSERIES (PRIMARY USE).

Greenhouses and nurseries shall be permitted if they do not provide retail sales of their product use, they comply with the following standards and the standards for a conditional use as outline in Section 1149.07.

(a) Greenhouses and Nurseries in the R-1 Rural Residential District shall only be permitted to sell the nursery stock and products grown on the site.

(b) All signs shall comply with the requirements of this Ordinance.

(c) The applicant shall submit a sketch plan for approval by the Commission that illustrates locations of all structures, parking areas, driveways, signs and other structures.

(d) All structures and parking associated with a greenhouse or nursery use shall be buffered and screened from the adjacent property.

1141.10 CATERING FACILITIES.

In the C, Commercial District, catering facilities shall only be permitted as an accessory use located entirely within the space occupied by a permitted restaurant use. In the MU, Mixed Use District, such facilities may be permitted as a principal use.

1141.11 MASSAGE THERAPISTS.

Massage therapy clinics and uses shall be subject to the following conditions:

(a) Hospitals, sanitariums, nursing homes, medical clinics, or the offices of physicians, surgeons, chiropractors, osteopaths, psychologists, clinical social workers or family counselors who are licensed to practice in the State shall be permitted to provide massage therapy services as an accessory use within the principal building.

(b) All massage therapists shall be licensed (where such licenses are available) and shall be certified members of the American Massage and Therapy Association or International Myomas ethics Federation. Proof of such licenses or certifications shall be provided to the Village.

(c) All activities that meet the definition of an adult use or sexually-oriented business shall be prohibited.

1141.12 FUNERAL PARLORS OR MORTUARIES.

(a) Minimum Lot Size. Sites shall have a minimum lot area of one-half acre, and a minimum lot width of 150 feet.

(b) Parking and Circulation. An off-street assembly area shall be provided for funeral processions and activities. This area may be incorporated into the required off-street parking and maneuvering areas. Streets and alleys shall not be used for maneuvering or parking of vehicles.

(c) Screening. The service and loading area shall be screened from adjacent property.

(d) Chemicals. Any proposed use shall provide the Village, as well as the Valley Fire District, with a list of any and all chemicals to be used in conjunction with the use, including any information available pertaining to flammability, where applicable.

1141.13 NURSING AND CONVALESCENT HOMES, ASSISTED LIVING FACILITIES, SENIOR HOUSING, RESIDENTIAL CARE FACILITY 6 TO 16 PERSONS.

(a) Minimum Size. Sites must have a minimum lot area of two acres, and all dwelling units shall have a minimum of 450 square feet per unit.

(b) Separation Requirements. No foster care group home shall be located closer than 1,500 feet to any such residential facility, measured from the nearest wall of each such structure. The Commission may permit a smaller separation between such facilities upon determining that such action will not result in an excessive concentration of such facilities in a single neighborhood, or in the Village overall.

(c) Access. All access shall be from a major street. Walkways shall be provided from the main building entrances to any sidewalks along the adjacent public streets. A sidewalk shall be placed along the entire road frontage of the facility per Village standards.

(d) Allowable Density Modification. The allowable density of the underlying zoning district may be increased by no more than 50 percent for all nursing care units licensed by the State, or 25 percent for non-licensed nursing care and supportive care units.

(e) Accessory Uses. Accessory retail, restaurant, food service, office and service uses may be permitted within the principal residential building. No exterior signs of any type are permitted for these accessory uses.

(f) Emergency Care. Each such use shall be required to provide for timely and appropriate on-site or otherwise available emergency medical care and transportation.

1141.14 AUDITORIUMS AND PERFORMING ARTS THEATERS, CHURCHES, TEMPLES AND OTHER PLACES OF WORSHIP.

(a) Height. The maximum height of the principal building shall be permitted to exceed the maximum height requirements of the district up to a maximum height of 45 feet. The highest point of chimneys, spires, cupolas, domes and towers may be erected to a height not exceeding twice the height of the building, provided that no such structure shall occupy a total area greater than 20 percent of the roof area of the building.

(b) Screening. Screening shall be provided in accordance with this Ordinance where the site abuts a residential district or use.

(c) Accessory Facilities. Accessory facilities such as rental, fellowship or social halls, gymnasiums or recreation facilities, and other similar and traditional uses shall be permitted, subject to the requirements of this Ordinance.

(d) Impact Assessment. The Commission may require an impact assessment for places of assembly that have a seating capacity of over 500 persons.

1141.15 RECREATION, INDOOR AND OUTDOOR (EXCLUDING PUBLIC PARKS.)
For uses located within the MU Mixed Use District the requirements of Chapter 1116 MIXED USE DEVELOPMENT shall apply in addition to the following. Where two standards may appear to be in conflict, the more restrictive shall apply.

(a) ~~(a)~~ Permitted Uses. There shall be two categories of uses: Active and Passive.

(1) Active ~~Permitted~~ uses may include, but shall not be limited to recreational fields, rinks or courts, including football, softball, soccer, tennis, basketball, ice or in-line skating and similar activities, bowling alleys, swimming pools open to the general public or operated by a private or a non-profit organization, music concert pavilions and band shells. Facilities may be operated by a community/non-commercial entity or a for-profit commercial entity.

(2) Passive uses may include but shall not be limited to trails conservation areas, educational facilities, licensed camp grounds and similar facilities operated by a community/non-commercial entity.

(b) Accessory Uses. Permitted accessory uses to the above permitted uses may include, but shall not be limited to refreshment stands, retail shops selling items related to the above uses, maintenance buildings, offices for management functions, spectator seating and service areas, including locker rooms and rest rooms. Accessory retail or commercial facilities shall be designed to serve ~~only~~ the patrons of the recreation facility, unless otherwise listed as a permitted use in the district where the facility is located. The Planning Commission may approve accessory retail or commercial facilities in districts where they are not listed as a permitted use provided, they are clearly identified on the zoning application, integral to the operation of the permitted use and determined to be consistent and compatible with the Long-Range Plan.

(c) Setback Requirements. No structure designed for outdoor activity or spectator seating facility shall be located within 50 feet of a property line, nor within 200 feet of any residential district or use. Pools shall be at least 100 feet from any residential zoning district.

(d) Performance Standards.

(1) The location, layout, design, or operation of recreation facilities shall not impair the continued enjoyment, use, and future orderly development of adjacent and nearby properties.

(2) A plan to control loitering and litter shall be provided.

(3) Recreation uses shall comply with Chapter 1137, Performance Standards, of this Ordinance.

(4) Parking shall be determined by the Planning Commission based on the layout, design and uses proposed by the development.

(e) Uses requiring a Conditional Use Permit shall meet the standards established by Section 1149.07 of this Zoning Code.

1141.16 GOLF DRIVING RANGES.

(a) Setbacks. Parking lots shall be set back at least 30 feet from the street right-of-way and 100 feet from any property line abutting a residential district or use. No structure shall be located less than 200 feet from the property line of any abutting residential district or use.

(b) Access. All traffic ingress and egress shall be from a major street.

(c) Screening. Any lot line abutting a residential zoning district shall provide a landscaped buffer strip in accordance with this Ordinance.

(d) Performance Standards. Site size shall be sufficient to retain errant balls within the site. Netting is prohibited unless the Commission determines the netting would be compatible with surrounding uses. The Commission may restrict lighting and hours of operation for a driving range.

(e) Site Plan Requirements. The site plan shall illustrate expected trajectory or ball dispersion patterns along fairways and for driving ranges where adjacent to residential uses, buildings, parking lots or public streets.

1141.17 PUBLIC UTILITY AND ESSENTIAL SERVICE STRUCTURES AND USES OTHER THAN WIRELSS TELECOMMUNICATIONS FACILITIES.

(a) Need. Applicants must provide evidence of the necessity for the proposed location of all public utility and essential service structures and uses.

(b) Setbacks. Electric or gas regulator equipment and apparatus shall be set back a minimum of 20 feet from all lot lines.

(c) Screening. Screening requirements are subject to Commission approval based on analysis of potential effect on surrounding properties. Any permitted storage yards shall be screened from adjacent residential districts or uses in accordance with this Ordinance.

(d) Use Requirements. Such structures and uses shall be subject to conditions or limitations designed to minimize any adverse impacts from the use on surrounding properties. Structures shall be architecturally compatible with the surrounding neighborhood.

1141.18 EATING AND DRINKING PLACES WITH THE SALE OF ALCOHOL, TAVERN, PUB, BREWPUB, COCKTAIL LOUNGE, NIGHT CLUB OR BILLIARD AND POOL HALL.

Such establishments shall be located at least 1,000 feet from all child care centers, schools, residential care facility, parks, hospitals and adult uses or sexually-oriented businesses. Screening consisting of a six-foot masonry wall and a buffer strip shall be required on all side and rear lot lines abutting a residential district or use.

1141.19 TOBACCONISTS AND CIGAR/CIGARETTE SHOPS.

Such establishments shall be located at least 1,000 feet from any foster home, residential care facility, childcare center, school, park, or hospital and shall include establishments that sell vaping products.

1141.20 ARTISAN CRAFTSMAN

Artisan Craftsman shall be professionals in a specialized trade that focuses on customization, unique design, aesthetics and functionality of a piece, the production of high-quality objects usually made by hand or with limited mechanical or electronic equipment. The items are produced in limited quantities or small batches to prioritize quality versus the mass production of a factory.

(a) Such establishments shall:

(1) not occupy more than 5000 square feet;
(2) provide retail space and items produced on-site for retail sale;
(3) have standard hours of operation for the retail space;
(4) shall provide evidence they meet all Building and Fire code requirements for the type of work being conducted.
(5) present a plan that outlines the operation to include but not limited to items such as artisan classes, exhibitions and events; a floor plan outlining retail, workshop, warehouse and distribution spaces and parking;
(6) not generate excessive noise, vibration, fumes or odors.

(b) Parking shall be adequate for both the retail and workshop areas of the site.

(c) If classes are to be held, the Artisan Craftsman shall identify the parking location for all class attendees.

~~**1141.20 VIDEO RENTAL ESTABLISHMENTS.**~~

~~Any video rental establishment meeting the definition of a Sexually Oriented Business as outlined in this Ordinance shall conform to all requirements outlined in Chapter 1151.~~

1141.21 (Deliberately left blank)

~~**1141.21 AUTOMOBILE, TRUCK AND OTHER MOTOR VEHICLE SERVICE CENTERS (MINOR REPAIR), REPAIR STATIONS (MAJOR REPAIR) AND FUELING (GAS) STATIONS.**~~

~~(a) Minimum Lot Size and Setbacks. The minimum lot area shall be 15,000 square feet, with a minimum of 150 feet of frontage on a major street. Pump island canopies shall be set back a minimum of 20 feet from any right-of-way line. Fuel pumps shall be located a minimum of 30 feet from any right-of-way line.~~

~~(b) Access. Curb openings for drives shall not be permitted where the drive would create a safety hazard or traffic nuisance for other ingress and egress drives, traffic generated by other buildings or uses, or adjacent pedestrian crossings. The edge of any access drives shall be set back a minimum of 50 feet from the intersections of two street right-of-way lines. No more than one access drive curb opening shall be permitted per street.~~

~~(c) Overhead Doors. Overhead doors shall not face a residential district or use. The Commission can modify this requirement upon a determination that there is no reasonable alternative, subject to additional screening being provided.~~

~~(d) Pump Island Canopy. The proposed clearance of any pump island canopy shall be noted on the site plan. Any signs, logo or identifying paint scheme on the canopy shall be reviewed by the Commission. All lighting fixtures under the canopy shall be fully recessed into the canopy structure. The Commission may permit a maximum intensity of 20 foot-candles for lighting under the canopy, provided that site lighting is otherwise in compliance with this Ordinance.~~

~~(e) Repair and Service Use Limitations. All equipment and service bays shall be entirely within an enclosed building, and all repair work shall be conducted completely within an enclosed building. Repair stations shall not be permitted on sites immediately adjacent to any residential zoning district or use.~~

~~(f) Temporary Vehicle Storage. The storage, sale, rental or display of new or used cars, trucks, trailers and any other vehicles, vehicle components and parts, materials, commodities, supplies or equipment on the premises is prohibited except in conformance with the requirements of this section and Ordinance. Inoperable vehicles shall not be stored or parked outside for a period exceeding 30 days for repair stations and 24 hours for service centers. Partially dismantled vehicles, damaged vehicles, new and used parts, and discarded parts shall be stored within a completely enclosed building.~~

~~(g) Noise and Odors. There shall be no external evidence of service and repair operations, in the form of dust, odors, or noise, beyond the interior of the service building. Buildings containing service and repair activities shall have appropriate filtering systems to prevent emission of paint odors. Building walls facing any residential districts or uses shall be of masonry construction with sound proofing.~~

~~(h) Screening. Screening shall be provided on those side and rear lot lines abutting a residential district or use in accordance with this Ordinance. All wrecked or damaged vehicles shall be screened from public view, and shall not be parked or stored within any front yard area.~~

~~(i) Pollution Prevention. The applicant shall submit a Pollution Incidence Protection Plan (PIPP) describing measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as special check valves, drain back catch basins and automatic shut off valves.~~

1141.22 OUTDOOR EATING AREAS AND SIDEWALK CAFES.

All outdoor eating areas and sidewalk cafes shall be accessory to a permitted restaurant use and shall be subject to the permit approval procedure and other Village requirements.

1141.23 RECORDING STUDIOS.

No internal noise or sounds shall be audible outside of the building or beyond the walls of the space occupied by the studio. External activities generating noise or sound shall be no greater than the existing background noise level of the surrounding area.

1141.24 GUNSMITHS AND LICENSED FIREARMS DEALERS.

Such establishments shall be located at least 1,000 feet from any foster home, childcare center, residential care facility, school, park or hospital. Such establishments shall further post in a location clearly visible to all customers an informational disclosure regarding any limitations placed by the Village on the discharge of firearms within Village limits.

1141.25 HOTELS.

(a) Access. Secondary building entrances and exterior room entrances shall not face a residential district or use.

(b) Minimum Unit Requirements. There shall not be less than 20 units, each of which shall be a minimum of 250 square feet of area per unit, and each unit available for rental shall contain a bathroom of not less than 35 square feet, at least one bedroom with not less than 150 square feet and a closet of not less than eight square feet.

(c) Additional Requirements. The hotel shall provide customary services, such as maid service, linen service, telephone and/or desk service, and may provide an attached public dining room for the accommodation of not less than 40 guests and a general kitchen, or an unattached restaurant with seating capacity for not less than 50 occupants located directly adjacent to the hotel or motel.

1141.26 OUTDOOR SALES OR DISPLAY AREA FOR SALES OR RENTALS OF GOODS, PRODUCTS, EQUIPMENT, MACHINERY, AUTOMOBILES AND OTHER MOTOR VEHICLES, RECREATIONAL VEHICLES, BOATS, BUILDING SUPPLIES, HARDWARE OR OTHER ITEMS.

(a) Setback Requirements. Outdoor sales or display areas shall be set back a minimum of 10 feet from any parking area, driveway or access drive, and 20 feet from any street right-of- way. No outdoor sales area shall be located within 50 feet of any residential district or use.

(b) Sidewalk Standards. A minimum of five feet of sidewalk width to the entrance of the establishment shall be maintained free for pedestrian circulation.

(c) Performance Standards. Outdoor sales and display areas must be kept clean, litter- free, and outdoor waste receptacles shall be provided. Written procedures for cleaning and waste containment and removal responsibilities shall be included with all applications and approved as part of site plan review. Vending machines and devices for outdoor broadcasting of voice, telephone monitoring, music or any other amplified sound shall be prohibited.

(d) Signs. Additional signs shall not be permitted beyond those permitted for the primary use.

(e) Surface. Sales and display areas shall be provided with a permanent, durable and dustless surface, and shall be graded and drained so as to dispose of all surface water. All areas for display of automobiles, trucks, recreational vehicles, boats and similar items shall be paved.

(f) Landscaping and Screening. Such sales or display area shall be separated from the parking area by landscaping, a decorative wall or other architectural feature in accordance with the screening requirements of this Ordinance. A six-foot fence or wall, greenbelt or buffer strip may be required along the rear and sides of the lot, capable of keeping trash, paper, and other devices from blowing off the premises.

1141.27 RETAIL STORES AND COMMERCIAL USES

In addition to the requirements of Chapter 1116 MIXED USE DEVELOPMENT the following shall apply. Where two standards may appear to be in conflict, the more restrictive shall apply.

(a) Access and Circulation. A traffic impact study shall be required. The design shall ensure that vehicular circulation patterns are appropriately designed to eliminate potential conflicts between traffic generated by the site, and traffic on adjacent streets. The number and location of curb cuts shall be the minimum necessary to provide adequate access to the site.

(b) Landscape and Screening. A greenbelt with a width of 5 feet shall be provided along all street frontages and side or rear yards to screen the view of the property from street rights-of-way and adjacent residential districts or uses in accordance with the screening requirements of this Ordinance, along with adequate screening for all loading facilities, trash receptacles, and mechanical equipment.

(c) Loading and Unloading Areas. Outdoor storage, pickup, delivery, loading and unloading of merchandise, equipment or other items, mechanical equipment, and trash disposal or compaction shall not occur within 50 feet of a residential district or use, nor shall such activities take place between the hours of 10:00 p.m. and 7;00 a.m. No delivery vehicle within 50 feet of residential property shall have its engine, refrigeration unit or generator running between the hours of 10:00 p.m. and 7:00 a.m. Trucks or trailers parked at a loading dock may be unloaded onto the loading dock between the hours of 10:00 p.m. and 7:00 a.m. provided that all activity occurs inside the truck or trailer or within the building.

(d) Pedestrian Walkway. A six-foot-wide concrete, brick or sandstone sidewalk shall be provided from the public sidewalk to the main entrance in a manner that effectively separates pedestrians from vehicular traffic. Driveway crossings shall be clearly delineated with pavement striping. Sidewalks shall be placed along the entire road frontage subject to Village standards. Additional pedestrian amenities such as benches, bike racks, etc. shall be provided

1141.28 INDUSTRIAL USES.

(a) Use Statement. The applicant must supply the following documentation with any plan submitted for review:

(1) Description of any discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland, other surface water body or into the groundwater.

(2) Description of storage of any salt, oil or other potentially hazardous materials including common name, name of chemical components, location, maximum quantity expected on hand at any time, type of storage containers or base material, and anticipated procedure for use and handling.

(3) Description of any transportation, on-site treatment, storage or disposal of hazardous waste.

(4) Description of any secondary containment measures, including design, construction materials and specifications, and security measures.

(5) Description of any other expected impacts associated with the use and any mitigation measures to be employed.

(b) Setbacks and Screening. Sites shall not be located within 100 feet of any residential district or use. Appropriate screening shall be provided along all side or rear lot lines in accordance with the screening requirements of this Ordinance.

(c) Parking and Loading. All parking, loading and maneuvering space shall be contained within the site. Special consideration shall be given to any potential loading and unloading nuisances on surrounding properties.

(d) Performance Standards. All such uses shall comply with the provisions of Chapter 1137, Performance Standards of this Ordinance.

1141.29 OUTDOOR STORAGE OF GOODS, PRODUCTS, EQUIPMENT, MACHINERY, LUMBER, LANDSCAPING AND BUILDING SUPPLIES OR SIMILAR ITEMS.

(a) General Requirements. All outdoor storage areas must be accessory to a permitted use and comply with the following requirements:

(1) No junk or junk vehicles shall be stored.

(2) The storage of soil, fertilizer and similar loosely packaged materials shall be contained and covered to prevent them from blowing into adjacent properties.

(3) Any outside storage area shall be paved or surfaced with hard surface material and shall include a storm water drainage system.

(b) Setbacks. Any storage area shall comply with the minimum setback requirements for the district in which the facility is located, and no storage shall be permitted in the front yard.

(c) Landscaping and Screening. Sites shall be visually screened from all adjoining properties and street rights-of-way by a greenbelt or buffer strip and a solid decorative masonry wall or fence at least six feet and no more than eight feet in height, in accordance with the screening requirements of this Ordinance. No materials shall be stored above the height of the required wall or fence. No

trailer, manufactured home or truck trailer shall be stored or used for storage.

1141.30 (Deliberately left blank)

~~**1141.30 RECYCLING COLLECTION FACILITIES AND COMPOSTING CENTERS.**~~

~~(a) General Standards. Recycling facilities shall be limited to the collection of recyclable materials for processing at another site. All storage of recycled materials shall be within appropriate containers that have adequate and convenient access, with lockable lids and doors. Access shall be provided solely on major streets.~~

~~(b) Setbacks. Commercial composting operations shall be at least 500 feet from any residential district or use. All composting operations shall be at least 200 feet from the boundary of any lake, stream, drain, wetland, or other surface water body, and the applicant shall describe procedures for managing stormwater runoff and preventing pollution of surface water bodies or groundwater.~~

~~(c) Performance Standards. The applicant shall submit an impact assessment describing the expected odors, aesthetics, environmental impacts, vehicular and truck traffic impacts associated with the use, and any mitigation measures to be employed.~~

~~(d) Screening and Landscaping. Screening and landscaping shall be provided in accordance with the screening requirements of this Ordinance as deemed necessary by the Commission.~~

1141.31 (Deliberately left blank)

~~**1141.31 SELF-STORAGE WAREHOUSES.**~~

~~(a) Permitted Uses. The use shall be limited to storage of household and non- hazardous commercial goods. An accessory caretaker's residence shall be permitted for the person or persons responsible for the operation of the facility.~~

~~(b) Minimum Lot Size and Setbacks. The minimum lot area shall be three acres. The minimum building and parking setback shall be 50 feet from any street right-of-way line, residential district or off-site residential use.~~

~~(c) Screening and Landscaping. Screening shall be provided on those side or rear lot lines abutting a residential district or use in accordance with the screening requirements of this Ordinance.~~

~~(d) Parking and Loading. All parking, loading and maneuvering space shall be contained within the site. Special consideration shall be given to any potential loading and unloading nuisances on surrounding properties.~~

~~(e) Storage. All storage shall be completely within enclosed structures.~~

1141.32 GARAGE SALES, ESTATE SALES AND PRIVATE AUCTIONS.

Garage sales, estate sales, and private auctions shall be permitted as accessory uses in any district. Not more than one such event may occur on any property within any six-month period, and the duration of any such event shall not exceed three days or two consecutive weekends.

1141.33 GARAGES FOR COMMERCIAL VEHICLES.

A structure for the storage of commercial vehicles used by a permitted use in a non- residential district, shall occupy not more than 25 percent of the lot area, and shall be located outside of any required yard areas.

1141.34 TEMPORARY STRUCTURES AND USES, INCLUDING CONSTRUCTION BUILDINGS.

Temporary structures and uses may be permitted, including a temporary dwelling installed on a single-family residential lot while a permanent dwelling is under construction. Such structures and uses shall comply with all applicable Village Codes and Ordinances, and shall be subject to the following:

(a) Site and Use Standards. Temporary structures and uses shall comply with the following:

(1) The provisions of Chapter 1137, Performance Standards.

(2) The dimensional standards and use provisions of this Ordinance for the district and type of structure or use.

(3) Provisions for emergency vehicle access, off-street parking and loading, drainage and soil erosion.

(4) Other conditions necessary to protect the public health, safety and general welfare.

(b) Duration. In no event shall a temporary structure or use, other than temporary construction buildings, be permitted on a site for longer than one year. The Zoning Officer may impose a lesser time limit where deemed necessary.

(c) Temporary Construction Buildings. Temporary buildings associated with construction shall not be erected in any district unless a site plan has been approved for the planned structure, and such buildings shall be removed from the site before a final certificate of completion is issued for the final building.

1141.35 CIRCUSES, FAIRS, REVIVALS, CARNIVALS AND SIMILAR USES.

Such uses may be permitted without regard to whether the institution or organization sponsoring the use is non-profit or for-profit in nature. Such use and occupancy shall not be disturbing to the public peace and tranquility, and shall not create undue traffic hazards and congestion. Limitations on hours of operation may be established by the Village, or any other measures deemed necessary to minimize negative impacts on nearby uses and traffic operations along public streets.

(a) Permits and Approvals. Sketch plan approval shall be obtained from the Commission. When such uses are for more than seven calendar days during a year, approval is also required from the Council. Appropriate permits shall be secured by the applicant from the County, the Administrative Official and other agencies with jurisdiction.

(b) Insurance. The applicant shall provide evidence of adequate public liability insurance and property damage insurance to cover potential liability for death or injury to persons or damage to property, which may result from the conduct of the activity.

(c) Setbacks and Fencing. All buildings, structures and parking shall be at least 300 feet from any dwelling. The Village may require placement of temporary fencing around all or part of the site.

(d) Renewals. Renewals of recurring or previously permitted or otherwise occurring uses or events shall require approval by the Council. The Council may, annually or otherwise, periodically, adopt and amend a resolution which includes a list of any such uses or events which fall into this category, their anticipated future dates of occurrence, and any specific conditions or requirements that it deems appropriate to impose.

1141.36 HOME OCCUPATIONS.

(a) Intensity of Use. Home occupations must be conducted within a principal single family detached dwelling unit and permitted accessory structures, and shall not occupy more than 25 percent of the gross floor area of the structures. The exterior of the dwelling shall not be altered from its residential appearance.

(b) Parking and Loading. Home occupations shall be limited to the parking or storage of one commercial vehicle on the premises not exceeding a one-ton capacity, provided such vehicle is directly related to the home occupation. Delivery vehicles used to deliver goods to a home occupation are limited to automobiles, passenger vehicles, mail carriers and express package carriers Deliveries shall only be permitted between the hours of 8:00 a.m. and 8:00 p.m.

(c) Performance Standards. The home occupation shall comply with the provisions of Chapter 1137, Performance Standards, of this Ordinance, and the following:

(1) Customer or client visits to a home occupation are limited to between the hours of 8:00 a.m. to 8:00 p.m. A home occupation shall not generate more than 20 customer or client visits per week, and no more than two customer or client vehicles may be present at any given time.

(2) The home occupation shall have no more than two non-resident employees working on the premises at any given time. The number of non-resident employees working exclusively at other locations is not limited.

(d) Permitted Uses. The following uses are permitted home occupations:

(1) Home offices for such professionals as architects, doctors, brokers, engineers, insurance agents, lawyers, realtors, accountants, writers, salespersons and similar occupations.

(2) Personal services, including barber shops, beauty parlors, manicure and pedicure shops, grooming, catering and chauffeuring services.

(3) Home office for massage therapists, subject to the standards of Section 1141.11.

(4) Music, dance, art and craft classes, tutoring, and studios for artists, sculptors, musicians and photographers.

(5) Workshops for tailors, dressmakers, milliners, and craft persons, including weaving, lapidary, jewelry making, cabinetry and wood-working.

(6) Repair services, limited to watches and clocks, small appliances, computers, electronic devices and similar small devices.

(e) Prohibited Uses. The following uses are expressly prohibited as home occupations:

(1) Kennels.

(2) Hospitals, medical and dental clinics and veterinary clinics.

(3) Any eating and/or drinking establishments, except as part of a Bed and Breakfast Use permitted subject to the standards of Section 1141.07.

(4) Automobile, truck, recreation vehicle, boat or small engine repair.

(5) Undertaking and funeral homes.

(6) Adult uses and sexually-oriented businesses.

(f) Conditional Uses. Any home occupation not specifically listed in either of the lists in subsections (d) or (e) above may be permitted as a conditional use, subject to the requirements for conditional uses outlined in this Ordinance.

1141.37 SWIMMING POOLS.

Indoor swimming pools shall be considered part of the principal building and shall be permitted if located entirely within the principal building, subject only to the standards outlined in subsections (e) and (f) below. All outdoor swimming pools, including spas, may be allowed as an accessory use subject to all of the following conditions:

(a) Placement. Outdoor swimming pools shall be placed no closer to the front lot line than the front line of the principal building. On residential lots, the pool shall be placed no closer than 15

feet to the side or rear lot line. On corner residential lots, the pool shall be no closer than 35 feet to the side lot line.

(b) Height. No outdoor swimming pool shall have a height above grade greater than 52 inches (as measured at a distance of six inches from the side of the pool). The height of any pool appurtenances shall not be greater than three feet above the top of the pool. The combined height above the ground of any swimming pool plus appurtenances shall not exceed six feet at any point.

(c) Enclosure/Fencing.

(1) All outdoor swimming pools shall be completely surrounded by a fence or wall not less than four feet in height (measured from finished grade level), which shall be so constructed as not to have openings, holes, or gaps larger than three inches wide except for doors and gates. A principal or accessory building may be used as part of such enclosure.

(2) All gates or doors opening through such enclosure shall be equipped with a self-closing and self-latching device for keeping the gate or door securely closed at all times when not in actual use, except that the door of any dwelling or accessory building which forms a part of the enclosure need not be so equipped.

(3) A portable spa may be secured by the use of a rigid safety cover with a locked top, in lieu of a fence or wall. A "portable spa" is defined as a non- permanent structure intended for recreational bathing, for which all controls, water heating and water-circulating equipment are integral parts of the product.

(d) Screening. All outdoor swimming pools shall be screened by material of sufficient density to obscure its view from adjacent dwellings and public streets. Screening shall be placed no closer to the side of the pool than 72 inches.

(e) Illumination. All illumination for the pool or surrounding area must be directed entirely onto the pool area and must not shine onto adjacent properties or streets.

(f) Drainage. Discharge of any water from any swimming pool shall be onto the property where the pool is located or into the nearest storm sewer. The discharge shall not flow onto, through or otherwise affect adjacent properties.

(g) Other Regulations. The construction and operation of swimming pools shall meet all other applicable County and State regulations.

1141.38 TELECOMMUNICATIONS TOWERS.

(a) Purpose. These regulations governing telecommunications towers are established to provide for the construction, execution, extension and removal of such towers in districts permitting residential uses in the Village and are related to certain applications of technology and engineering in the field of telecommunications. The purpose of these regulations is to balance the competing interests created by the federal Telecommunications Act of 1996 (Public Law 104-104) and the interests of the Village in regulating telecommunications towers and related facilities for the following reasons:

(1) To provide for orderly development within the Village;

(2) To protect property values;

(3) To maintain the aesthetic appearance of the Village, including, but not limited to, its residential character, local business areas, and scenic views;

(4) To protect residential properties, parks, open spaces and the commercial and institutional zoning districts from the adverse effects of towers and related facilities;

(5) To promote collocation of telecommunications towers in order to decrease the total number of towers in the Village; and

(6) To provide for and protect the health, safety and general welfare of the residents and visitors of the Village.

(b) Applicability. No person shall locate, erect, construct, reconstruct, change, alter, remove or enlarge a telecommunications tower in the Village without compliance with the provisions of this chapter.

(c) Use Regulations.

(1) A telecommunications tower shall only be permitted as a conditional use in the MU District. A telecommunication tower is not permitted in any other zoning district in the Village.

(2) The installation of a telecommunication antenna(s), and the expansion of an existing equipment shelter to serve such antenna(s), may be permitted as a conditional use on an existing telecommunication tower in any district.

(3) The installation of a telecommunications antenna where the construction or erection of a tower is not proposed by the applicant, shall be permitted as an accessory use on existing towers, buildings or structures. To the extent the remaining standards of this section are applicable to the situation involving the installation of a telecommunications antenna(s) on an existing tower, building or structure, such standards shall govern the installation.

(d) Collocation.

(1) All applicants for construction or erection of telecommunications towers shall be required to construct on a base tower structure and structure foundation that is designed to be buildable, up to, but not including, 200 feet above grade. Such structure shall be designed to have sufficient structural loading capacity to accommodate at least four antenna platforms or antenna arrays of equal loading capacity for four separate providers of service to be located on the structure when constructed to the maximum allowable height. The telecommunications facility shall also be designed to show that the applicant has enough space on its site plan for an equipment shelter large enough to accommodate at least four separate users of the facility. If an equipment shelter is initially constructed to accommodate only one user, space shall be reserved on site for equipment shelter expansions to accommodate up to at least four separate users.

Agreement to the provisions of this subsection must be included in the applicant's lease with the landowner, if different from the owner/user of the tower. Written documentation must be presented to the Commission evidencing that the landowner of the property on which the tower is to be located has agreed to the terms of this subsection. As an additional condition of issuing a conditional use permit, the owner/user shall respond in writing to any inquiries regarding collocation of another user of the facility within 30 days after receipt of a written inquiry. Copies of all written requests to collocate and all written responses shall be sent to the Commission.

(2) The applicant requesting permission to install a new tower shall provide evidence that there is no technically suitable space for the applicant's antenna(s) and related facilities reasonably available on an existing tower, building or structure within the geographic area to be served. With its application, the applicant shall identify the location of every tower, building or structure that could support the proposed antenna(s) or area where it would be technically suitable to locate so as to allow it to serve its intended function. As part of its application, the applicant shall provide a scaled map of all of its existing, proposed or planned antenna locations within a five-mile radius of the site which is the subject of the application.

The applicant must demonstrate that a technically suitable location is not reasonably available on an existing tower, building or structure. If an existing tower, building or structure is technically suitable, the applicant must demonstrate that it has made written request to collocate on the existing tower, building or structure and the request was rejected by the owner of the tower, building or

structure. In all circumstances, owners of existing towers shall promptly respond in writing to requests for collocation, but in no event shall they respond more than 30 days from the date of receipt of a written request for collocation. If another telecommunications tower is technically suitable, the applicant must further show that it has offered to allow the owner of that other tower to collocate an antenna(s) on another tower within the Village which is owned or controlled by the applicant, if available, on commercially reasonable terms and the offer was not accepted.

(e) Spacing. There shall be a separation of a minimum of one-half mile between telecommunications towers.

(f) Height. Notwithstanding the height requirements of the underlying zoning district, the maximum height of a free-standing telecommunication tower, including its antenna and all appurtenances, shall be less than 200 feet above grade. The height of any equipment shelter shall not exceed 18 feet from grade.

(g) Setbacks. The tower and related facilities shall comply with the required setbacks in the zoning district in which they are located. In no event shall a telecommunications tower or facility be located in front of the principal building on the lot, if any.

(h) Design.

(1) All telecommunications towers should be monopole design, and shall be painted light gray in color unless otherwise required by state or federal law.

(2) Where conditionally permitted, all telecommunications facilities shall be subject to review by the Commission for the purpose of enhancing the compatibility of the facilities with their surroundings.

(3) The telecommunications antennas shall be of a panel design and mounted flush to the tower, building, or structure which elevates the antennas, unless the applicant can demonstrate that it is not feasible from an engineering standpoint to use such antennas or to mount them in such a fashion.

(i) Landscaping. A landscaped buffer area of not less than 15 feet in depth shall be placed between the telecommunications facilities and the public rights-of-way and any adjacent properties from which a direct view can be had of the facilities, other than the tower itself. The 15-foot landscaped buffer shall have a tight screen fence of hardy evergreen shrubbery not less than six feet in height at the time of planting. The landscaping shall be continuously maintained and promptly restored, if necessary.

(j) Engineering Report. A report shall be prepared and submitted by a qualified and licensed professional engineer and shall provide proof of compliance with all applicable federal, State, County and Village regulations. The report shall include a detailed description of the telecommunications tower, antenna(s), equipment shelter, and appurtenances, and shall certify that radio frequency (electromagnetic) emissions are in compliance with the regulations of the Federal Communications Commission (FCC).

(k) Maintenance.

(1) Upon the provision of a notice, the applicant shall submit a plan documenting how the telecommunications facility will be maintained on the site in an ongoing manner that meets industry standards.

(2) On each biennial anniversary of the issuance of the zoning permit for a telecommunications facility, or not more than 90 days prior thereto, the owner/user shall submit to the Zoning Officer a report prepared by a licensed professional engineer(s) which shall verify continued compliance of the facility with all governmental requirements including, but not limited to, the structural

integrity and stability of any towers or antennas, electrical safety standards, and auxiliary power source safety standards.

(l) Lighting. Except as required by law, an antenna or a tower shall not be illuminated and lighting fixtures or signs shall not be attached to the antenna or tower. If lighting is required by Federal Aviation Administration (FAA) regulations, the most visually unobtrusive "start-of-the-art" lighting available shall be used, unless otherwise required by the FAA.

(m) Security.

(1) A security fence, not less than eight feet in height, shall fully enclose those portions of the telecommunications facility which come in contact with the ground. Gates shall be locked at all times.

(2) A permanent warning sign with a minimum size of two square feet and a maximum size of six square feet shall be posted on the site. In addition, the sign shall specify an emergency telephone number of the owner/user of each set of antennas on the site. The owner/user shall also provide the Zoning Officer and the Fire Chief with information on whom to contact, an address, and a telephone number in the event of an emergency.

(n) Advertising Prohibited. No advertising sign(s) or devices shall be permitted anywhere on a telecommunications tower site.

(o) Outdoor Storage. There shall be no outdoor storage of equipment or other items on the telecommunications facility site except during the facility construction period and to supply emergency power to the facility only during a power outage.

(p) Access to Facility. The access driveway to the telecommunications facility shall, whenever feasible, use circulation driveways of the existing use on the lot, if any. Where use of an existing driveway is not feasible, the driveway to the facility shall be a minimum of 18 feet in width with a minimum overhead clearance of 11 feet and shall be set back a minimum of 20 feet from the nearest side or rear lot line. This driveway shall meet the load limitations for fire equipment. If the access road to the facility is more than 1,500 feet from the public right-of-way, a turnaround shall be provided for emergency vehicles at the site and a by-pass, adequate for emergency vehicles, with an approachable access shall be provided for each additional 1,500 feet of the driveway. There shall be a maximum of one off-street parking space on the facility site.

(q) Accessory Equipment Shelter. The maximum cumulative total size of all equipment shelters accessory to a telecommunications tower or antenna on a lot shall be 1,000 square feet, and their maximum height shall not exceed 18 feet above grade. Only one equipment shelter, or the configuration of more than one shelter appearing as one shelter, shall be permitted on a lot. Where it is technically feasible and reasonably practical, an existing building or structure on a lot shall be used to shelter the equipment associated with a telecommunications facility.

(r) Underground Utilities. All utility lines from the utility source to the telecommunications facility shall be underground.

(s) Time Limit for Commencement and Completion. After issuance of a zoning permit to construct a telecommunications facility, the applicant shall commence construction within six months and shall complete construction within one year or the zoning permit shall expire.

(t) Abandonment and Removal of Facilities.

(1) If at any time the use of the telecommunications facility is discontinued for 180 consecutive days, said facility shall be deemed abandoned. The Zoning Officer shall notify the owner/user in writing and advise that the facility must be reactivated within 90 days or it must be dismantled and removed from the site within that same ninety 90-day period at the cost of the owner/user. The owner/user of the telecommunications facility shall, on no less than an annual

basis from the date of issuance of the zoning permit, file a declaration with the Zoning Officer as to the continuing operation of each of its facilities within the Village.

(2) The applicant for the telecommunications facility shall be required as a condition of issuance of a zoning permit to post a cash or surety bond acceptable to the Village Solicitor of not less than $100.00 per vertical foot from grade of the telecommunications facility, which bond shall insure that an abandoned, obsolete or destroyed telecommunications antenna or tower shall be removed within 90 days of cessation of use or abandonment. Any successor-in-interest or assignee of the applicant shall be required to additionally execute such bond, as principal, to ensure that the bond will be in place during the period of time that the successor-in-interest or assignee occupies the facility.

(u) Exemption of Certain Village Property. Regardless of the provisions of this chapter, a telecommunications facility may be permitted on any property owned or controlled by the Village and used for public services and shall be constructed, erected, maintained, extended and removed under such conditions, standards and regulations as required by the Council.

1141.39 GENERAL REGULATIONS.

(a) Health Department Regulations. The owner is to comply with the current regulation set forth by the Summit County Public Health including, but not limited to Manure Storage Chapter 1220.05; and Location, Operation and Maintenance of Private Water Systems OAC 3701-28-10.

(b) Minimum Lot Size. The minimum property required for a lot or lots under the same ownership is two acres in size for not more than four large domestic animals, plus ½ acre for each additional animal, not to exceed eight animals.

(c) Housing. Structure for the housing of animals is to be at a minimum thirty-five feet from all property lines, while maintaining compliance with the regulations of the Summit County Health Department.

(d) Maximum Number of Animals. A conditional use permit is required to exceed eight large domestic animals.

(e) Fencing Required. Adequate fencing must be maintained to prevent the animals from being a nuisance to neighboring properties.

(f) Prohibitions. Exotic, dangerous and non-domesticated animals shall not be permitted.

1141.40 DRIVE THRU AND DRIVE-UP FACILITIES/WALKUP WINDOWS AND CURBSIDE PICKUP

Drive thru and drive-up facilities. Drive thru and drive-up facilities of any sort are prohibited in all zoning districts in the Village.

Walk-up windows. Walk up windows may be permitted with a conditional use permit provided the Planning Commission determines that there is adequate pedestrian waiting area and there is minimal conflict between pedestrian and vehicular traffic.

Curbside Pick-up. Curbside pick-up may be permitted with a conditional use permit subject to the following conditions:

(a) Pick-up spaces are designated spaces as approved by the Village.
(b) Pick-up spaces may not be counted toward the total number of required parking spaces unless approved by the Planning Commission.

(c) Pick-up spaces shall not exceed 5% of the total number of spaces unless approved by the Planning Commission.
(d) In vehicle dining shall not be permitted.

1141.41 ACCESSORY APARTMENT IN COMMERCIAL USES

The following standards shall apply to accessory apartment units:

(a) The accessory apartment unit or units may be permitted where a main permitted nonresidential use is located on the property.
(b) Each accessory apartment unit shall meet the minimum parking requirements of Chapter 1125 in addition to the minimum number of spaces required for the main permitted use.
(c) The accessory apartment units shall occupy the same building as the main use.
(d) The accessory apartment units may exceed the commercial use in total floor area provided the residential use does not occupy the ground floor of the building.
(e) The minimum floor area requirement per accessory apartment unit shall be as required for multi-family units in the M-U District in section 1113.01 (~~j).~~

VILLAGE OF PENINSULA, OHIO
ORDINANCE NO.: 25-2026
INTRODUCED BY: _____
DATE PASSED: _____

AN ORDINANCE AMENDING CHAPTER 1129 OF THE VILLAGE ZONING CODE RELATING TO LANDSCAPING, SCREENING, AND PLANTING

WHEREAS, Chapter 713 of the Ohio Revised Code authorizes the Village to enact zoning code regulations and amend those regulations from time to time; and

WHEREAS, Council and the Planning Commission desire to enhance and improve the Village downtown area, promote a mix of uses in the area, provide for pedestrian mobility and multiple transportation options in the area, compliment the character and style of the downtown area through quality building design and landscaping, establish a high quality downtown business and living environment, and attract and sustain future development in the Mixed Use Zone, in accordance with the Village Downtown Master Plan and the Village Long Range Plan; and

WHEREAS, Council desires to amend Chapter 1129 of the Zoning Code to assist with accomplishing the above purposes.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Peninsula, Summit County, Ohio, to wit:

SECTION 1. That Council hereby amends Chapter 1129 of the Village Zoning Code relating to Landscaping, Screening, and Planting, as indicated in the attachment hereto that is incorporated herein by reference.

SECTION 2. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public and/or in compliance with all legal requirements.

SECTION 3. That this Ordinance shall be effective as of the earliest date permitted by law.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2026.

Passed:

_____
Daniel Schneider, Jr., Mayor

Attest:

_____
Vic Nogalo, Fiscal Officer

Approved as to Legal Form.

_____
Bradric T. Bryan, Solicitor

I, Vic Nogalo, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, do hereby certify that the foregoing Ordinance was duly passed by the Council of the Village of Peninsula, at a meeting held on the _____ day of _____, 2026.

_____
Vic Nogalo, Fiscal Officer

Posting Certificate

I, Vic Nogalo, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, hereby certify that there is no newspaper published in the Municipality, and publication of the foregoing Ordinance was made by posting true and accurate copies thereof at five of the most public places in the Village as previously determined by Council, each for a period of at least fifteen days, commencing on the _____ day of _____, 2026, as follows:

1. Terry Lumber & Supply;
2. Valley Fire District;
3. Peninsula Library & Historical Society;
4. Peninsula Village Hall Lobby; and
5. Peninsula Post Office.

_____
Vic Nogalo, Fiscal Officer

With comments from 7/27/26

CHAPTER 1129
Landscaping, Screening and Planting

1129.01 Purpose
1129.02 Performance standards.
1129.03 Scope.
1129.04 Plan submission requirements.
1129.05 Standards.
1129.06 Screening requirement.
1129.07 Modification of screening and buffer zone requirements.
1129.08 Materials.
1129. 09 Berms.
1129. 10 Location of screening.
1129. 11 Openings in walls, fences and berms; construction standards for walls.
1129.12 Bumper stops, curbing or wheel chocks in parking spaces.
1129.13 Corner clearance visibility.
1129.14 Irrigation of vegetation.
1129.15 Waiver of requirements.
1129.16 Scope of plant material requirements.
1129. 17 Plant materials not permitted.
1129.18 Installation and maintenance.

1129.01 PURPOSE.

These regulations are intended to:

(a) Minimize the transmission from one land use to another of nuisances associated with noise, dust and glare.

(b) Minimize visual pollution that may otherwise occur within an urbanized area. Minimal screening provides an impression of separation of spaces, and more extensive screening can entirely shield the visual effects of an intense land use from a less intense land use.

(c) Establish a greater sense of privacy from visual or physical intrusion of intense land uses, the degree of privacy varying with the intensity of the screening.

(d) Safeguard the public health, safety and general welfare, preserve the aesthetic and environmental qualities, and enhance the community character.

1129.02 PERFORMANCE STANDARDS.

Every development shall provide sufficient screening so that:

(a) Neighboring properties are shielded from adverse external effects of that development, regardless of whether it is separated by a right-of-way.

(b) It provides a transition zone between dissimilar land uses.

1129.03 SCOPE.

(a) Except where more stringent standards or procedures are specified in this Ordinance, the standards and procedures in this chapter shall apply to all required

screening and buffering areas.

(b) For all commercial, industrial, office, institutional and multiple-family uses in Commercial and Mixed Use zoning districts and for non-residential uses in Residential districts and where commercial, industrial, office, institutional and multiple-family uses exist adjacent to an existing residential use there shall be provided and maintained on the sides of the property abutting, adjacent to, or across the street from a residential district or use a screening/buffer zone as specified in this chapter, unless otherwise waived or reduced by the Commission or official approving the site plan.

(c) For utility buildings, stations and/or substations, screening shall be provided consisting of a six-foot high wall, berm or fence, except when all equipment is contained within a building or structure which is comparable in appearance to residential buildings in the surrounding area.

1129.04 PLAN SUBMISSION REQUIREMENTS.

Whenever landscape, screening and/or a buffer zone are required in this chapter, a preliminary landscape/screening plan shall be submitted to the Zoning Officer and a final plan approved by the Commission or other official approving the site plan. The plan shall be prepared by a landscape architect and sealed by an architect, landscape architect or engineer, and shall contain the following:

(a) All applicable information required by this Ordinance for site plan review.

.

(b) The location, general size, and type of existing vegetation to be retained.

(c) Existing and proposed grades.

(d) A planting schedule and plan providing the following information:

(1) The botanical and common name of each plant used.

(2) The size of each plant to be used at the time of planting.

(3) The quantity of each plant to be used.

(4) Whether plants to be used are balled and burlapped, container grown or bare root.

(5) The spacing and location of all proposed trees, shrubs, and ground cover. Ground cover is defined as low-growing woody shrubs, deciduous or evergreen plants, perennial plants and/or vines, such as low blueberry (*Vaccinium vacillans*), bearberry (*Arctostaphylos uva-ursi*), Northern bayberry (*Myrica pensylvanica*), cotoneaster (*Cotoneaster horizontalis*), or blue rug juniper (*Juniperus horizantaus* 'Wiltoni'). Grass and shredded bark, wood chips, other similar mulch or landscaping stones are also acceptable as ground cover for greenbelt areas.

(e) The percentage of landscaped area, excluding detention ponds, to be provided on site.

1129.05 STANDARDS.

(a) The standards and explanation contained in this chapter establish the screening requirements which satisfy the general performance standards set forth in Section 1129.02, unless modifications as permitted under Section 1129.07 are applicable.

1129.06 SCREENING REQUIREMENT.

(a) Plant Material Requirements

With comments from 7/27/26

(1) Deciduous or evergreen shrubs used in a landscape screen shall be at least two feet high at initial planting and shall be expected and permitted to grow to a height of at least three feet within two years of planting; such materials shall be expected and permitted to grow to a height of five feet.

(2) At initial planting, deciduous trees shall be a minimum of two and one-half inch caliper, ornamental trees a minimum of two inch caliper and evergreen trees a minimum of five feet in height.

(3) The required height of a landscape screen may be reduced where it is determined by the Village Engineer and/or Zoning Officer that such landscaping would interfere with traffic safety and visibility.

(4) The required height of a landscape screen may be increased where significant changes in elevations between an adjacent property or public right-of-way make it necessary to comply with the intent of this Ordinance.

(5) The selected combination of plant materials shall be a harmonious combination of living deciduous and evergreen trees, shrubs and vines irregularly spaced to provide an effective year-round screen and to present an aesthetically pleasing view, and all quantities shall be based on the on a landscape plan that has been submitted and approved by the Planning Commission.

(b) Screening of Service Areas.

(1) For commercial, industrial, office, institutional and multiple-family uses, all service areas, loading and unloading activities shall be located to the greatest extent possible away from the living area of the adjacent residential use.

~~(1)~~(2) For commercial, industrial, office, institutional and multiple-family uses, all service areas, loading and unloading activities shall be screened on those portions of the lot which abut a residential use. Screening shall consist of walls, landscaped earthen mounds, fences, natural vegetation or an acceptable combination of these elements, provided that screening must be at least six (6) feet in height.

~~(2)~~(3) Natural vegetation screening shall have a minimum opaqueness of seventy-five percent (75%) year round. ~~during full foliage~~. The use of year-round vegetation, such as pines or evergreens, is encouraged. Vegetation shall be planted no closer than three (3) feet to any property line.

(c). Screening of Trash Receptacles.

(1) For commercial, industrial, office, institutional, and multiple-family uses, all trash and garbage container systems shall be screened or enclosed by walls, fences, or natural vegetation to screen them from view. Container systems shall not be located in front yards, and shall conform to the side and rear yard pavement setbacks in the applicable zoning District. The height of such screening shall be at least six (6) feet in height.

(2) Natural vegetation shall have a minimum opaqueness of seventy-five percent (75%) ~~at~~ year round.~~full foliage~~. The use of year-round vegetation, such as pines and evergreens, is encouraged.

(d). Buffering and Screening Requirements.

(1) For commercial, industrial, office and institutional uses which abut an existing residential use, a buffer zone with a minimum width of five (5) feet should be created. Such

screening within the buffer zone shall consist of fencing, natural vegetation or a combination of both. Vegetation shall be planted no closer than three (3) feet to any property line. Natural vegetation shall have a minimum opaqueness of seventy-five percent (75%) year round ~~during full foliage~~ and shall be a variety which will attain at a minimum ten (10) feet in height within five (5) years of planting.

(e). Perimeter Parking Landscaping

(1) Landscaping within the perimeter setbacks of all parking lots shall be in conformance with the standards established by Chapter 1125.

(f) Height of Commercial, Industrial, and Other Non-residential Uses.

All commercial, industrial, office and institutional uses which abut an existing residential use not exceed the height of the adjacent residential use unless the following criteria are met, unless waived by the Planning Commission:

(a) The commercial, industrial, office and institutional building is setback a minimum of 20 feet from the common lot line of the residential use.

(b) The commercial, industrial, office and institutional building will not exceed the height limit of the R-1 or R-2 residential district.

(c) Screening shall be provided as required by this chapter.

1129.07 MODIFICATION OF SCREENING AND BUFFER ZONE REQUIREMENTS.

Because of the wide variety of land uses and the relationships between them and because of many different circumstances, the Commission may reduce or waive the screening and buffer zone requirements of this chapter after a detailed review and evaluation of an alternative screening plan. Whenever the Commission modifies the screening requirement, it shall find that the following standards have been met:

(a) The landscape/screening plan shall protect the character of new and existing residential neighborhoods against negative impacts such as noise, glare, light, air pollution, trash and debris, and hazardous activities.

(b) The Commission shall determine the screening, width and type of buffer zone needed to ensure compatibility based upon the following criteria:

(1) The development is compatible with and sensitive to the immediate environment of the site and neighborhood relative to architectural design, scale, bulk, building height, identified historical character, disposition and orientation of buildings on the lot and visual integrity.

(2) The site has natural existing vegetation and/or topography, natural bodies of water or wetland areas or other existing conditions which offer screening consistent with the standards set forth in this chapter. The Commission shall require the retention of these natural features as a condition of site plan approval.

(3) The arrangement, design and orientation of buildings on this site lends itself so as to maximize the opportunity for privacy and isolation from negative impacts of this project.

1129.08 MATERIALS.

Fences shall be constructed out of any of the following materials: redwood, cedar, or No. 1 pressure treated wood, recycled lumber or vinyl closely resembling wood, wrought iron or aluminum closely resembling wrought iron, stone, brick, concrete with stone or brick veneer, or pre-cast concrete simulated stone or brick. All other materials including but not limited to

chain link, vinyl clad chain link, woven wire or plastic mesh (with or without wooden slats) are prohibited as buffer material unless otherwise and expressly permitted by the Planning Commission.

1129.9 BERMS.

(a) Earthen berms required under this chapter shall consist of raised earth with side slopes of three-to-one or flatter with a four-foot wide flat or slightly rounded crest contoured to the side slopes to facilitate maintenance.

(b) Berms shall be covered with grass or other ground cover to prevent erosion. Berms shall also be landscaped with plant materials. A detailed landscape plan with a plant material list, including quantity, species, minimum size and spacing, shall be submitted with the site plan and approved by the Commission.

1129.10 LOCATION OF SCREENING.

Screening required under this chapter shall be located directly adjacent to the lot line except where underground utilities interfere.

1129.11 OPENINGS IN WALLS, FENCES, AND BERMS; CONSTRUCTION STANDARDS FOR WALLS.

Walls, fences and berms required under this chapter shall have no openings for vehicular traffic or other purposes, except such openings as may be approved by the Commission. All walls required in this chapter shall be constructed of stone, brick or shall have brick veneer on the side facing the residential district. The height of the wall shall be measured from the prevailing grade of the land on the residential side of the wall or berm. Walls shall be erected on a concrete foundation which shall have a minimum depth of 42 inches below a grade approved by the Zoning Officer, and shall not be less than four inches wider than the wall to be erected.

1129.12 BUMPER STOPS, CURBING OR WHEEL CHOCKS IN PARKING SPACES.

Bumper stops, curbing or wheel chocks shall be provided in parking spaces adjacent to a wall, fence or berm required under this chapter to prevent a vehicle from encroaching on or damaging the screening improvement. Bumper stops, curbing or wheel chocks shall be placed four feet from the required screening improvement.

1129. 13 CORNER CLEARANCE VISIBILITY.

The Zoning Officer may require a reduction in the height of a screening improvement where necessary to ensure adequate sight distance and/or corner clearance visibility for drive approaches and public streets in proximity to a screening improvement. In this case height may be reduced only for that portion of the screening improvement necessary to provide adequate sight distance and/or corner clearance necessary for traffic safety. Where it is necessary to reduce the height of a screening improvement, height shall be reduced gradually.

1129.14 IRRIGATION OF VEGETATION.

Whenever a site plan requires landscaped earth berms or planted or natural vegetation screening, such areas shall be provided with an irrigation system or a readily available and acceptable water supply as approved by the Zoning Officer.

1129.15 WAIVER OF REQUIREMENTS.

The Commission or official approving the site plan may waive or reduce the requirements of this chapter upon determining that the following would apply:

(a) The purpose of this chapter cannot be met; and

(b) Compliance with the requirements would impose a practical difficulty on the applicant or would create safety hazards to pedestrians or motorists.

1129.16 SCOPE OF PLANT MATERIAL REQUIREMENTS.

Wherever in this chapter screening, planting and/or material in conjunction with an obscuring fence is required, it shall be planted within six months from the date of issuance of a temporary certificate of occupancy and shall thereafter be reasonably maintained with permanent plant materials to provide a screen to abutting properties. The location, type and quantity of the proposed landscape materials shall be installed in compliance with the landscape plan approved by the Commission or the official approving the site plan.

1129.17 PLANT MATERIALS NOT PERMITTED.

For the purposes of this chapter, the following plant materials shall not be permitted:

(a) Ailanthus (tree of heaven) (*Ailanthus altissima*).
(b) Ash (*Fraxinus spp*).
(c) Asian bittersweet (*Celastrus orbiculata*).
(d) Box elder (*Acer negundo*).
(e) Buckthorn (*Rhamnus spp*).
(f) Elm (*Ulmus spp*).
(g) Hedge privet (*Ligustrum)*.
(h) Japanese knotweed (*Polygonum cuspidatum*).
(i) Multiflora rose (*Rosa multiflora*).
(j) Norway maple (*Acer phatanoides*).
(k) Honeysuckle (*Lonicera spp*).
(l) Olive - Autumn and Russian (*Elaeagnus spp*).
(m) Poplar (*Populus spp*).
(n) Soft maple (*Acer saccharinum*).
(o) Purple loosestrife (*Lythrum salicaria*).

1129.18 INSTALLATION AND MAINTENANCE.

(a) Whenever a landscape planting screen or other plantings are required under this chapter, such plantings shall be installed according to accepted good planting procedures and in a sound workmanlike manner. All plant material shall meet current standards of the American Association of Nurserymen. Landscaping shall be installed prior to the issuance of a final occupancy permit.

(b) All landscaped areas shall be provided with an irrigation system or a readily available and acceptable water supply, as approved by the Zoning Officer.

(c) Three-inch overall depth of shredded, non-colored hardwood Cedar or Cypress bark or ground cover, as defined in Section 1129.04(d)(5), shredded bark, wood chips, other similar mulch or landscaping stones shall be used in all planting beds. The minimum mulch radius shall be two feet surrounding a shrub and four feet surrounding a deciduous or evergreen tree.

Deviations from this must be approved by the Zoning Officer before installation.

(d) All required landscape screening and planting shall be continuously maintained. Maintenance of plantings shall be done to ensure a healthy and neat appearance, free of disease and insect infestations as well as clear of weeds and debris. Unhealthy or dead plant material is to be replaced within one year from completion and inspection of plantings.

VILLAGE OF PENINSULA MAIN ST. IMPROVEMENTS NOTES

Prepared By: Daniel DeAngelo, Urban Planner
Date: 10.17.26
Progress Drawings dated: 06.25.26

Note: Most of the recommendations made below are focused on the idea of calming traffic and making this corridor safer for pedestrians and vehicles. Which is the stated goal of this Safety project. A few, like the comments about sandstone sidewalks and streetlights, are about maintaining the small town character of the Village.

1. When will a public meeting be scheduled to inform the community about the details of the project and gather feedback?
   - Per Tony Burgoyne, Stage 3 drawings are due Dec. 31 of this year.
   - The public meeting needs to be held soon so that meaningful community input can be incorporated into the drawings before the Dec. 31 deadline.
   - The residents of this community are the ones that will live with the changes to the roadway for the foreseeable future. So their input and buy in are essential.
   - Once Stage 3 drawings are submitted, the details of the work are essentially set, and changes really can't be made to the project.

2. Strongly recommend preserving the sandstone sidewalks in front of the Methodist Church and the Village Hall, since these are some of the most significant buildings in the National Register Historic District.
   - The sidewalk in front of the Village Hall is in excellent condition.
   - The sidewalk in front of the Methodist Church has a few cracked panels that would need to be repaired.
   - Both sidewalks are level and meet ADA accessibility requirements.
   - My recommendation is to just leave the existing sandstone sidewalk in front of the Village Hall where it is. It extends about a foot onto Village Hall property. Leaving it in place, there would be 7' – 8' between the edge of the sidewalk and the new curb at Main St. See attached diagram.
   - To leave the sidewalk where it is, the Village may need to donate that 1 foot of land to expand the right of way.
   - If necessary, the sandstone sidewalk could be moved 1 foot north, to the edge of the existing right of way. In the relocated location, it would still be approximately 6' from the new curb.

3. Reduce Lane Widths to 11'.
   - Travel lanes are shown at 13' wide. This is overly wide for a town center area.
   - Wide lanes encourage speeding. Narrower lanes cause drivers to slow down.
   - Travel lanes of 11' should be allowable on this state route, as they are on state routes within Akron that have recently been repaved and restriped, such as E. Market St. and Vernon Odom Blvd.
   - This will also allow the sidewalks Downtown to be as wide as possible.

4. Street Trees
    - Street trees psychologically cause drivers to drive more slowly and cautiously, which is desirable within the project area.
    - Street trees also provide desirable shade for pedestrians.

    a) Therefore, recommend adding street trees on both sides of Main St.
        - Ideally, add trees for the whole length of the project scope, from Riverview to Dell Rd.
        - Trees are especially important to have Downtown, to send the signal that this stretch of Rt. 303 is not a highway, but a pedestrian business district, and drivers should use appropriate caution.
        - Trees would also improve the aesthetics of Downtown.
        - Recommended tree spacing at 30' on center between the bridge and Locust St.
        - The street trees in this stretch should have metal tree grates to allow pedestrians the most use of the sidewalk width.
        - Street trees in Downtown Hudson and Medina are good examples.
        - Species can be selected to not interfere with overhead wires.
    b) Preserve the 2 southernmost street trees in front of 1542 Main (Larry and Bonnie Sulzer's house).
        - To preserve the trees, narrow the travel lanes from 13' to 11'. This would allow the roadway to be pushed 4' to the north giving the trees more breathing room. The median island could also be started about 100' further west to help preserve the trees.

5. Reduce the curb radii at all intersections.
    - Since this is a Safety project, we should be using all available tools to achieve that goal. Reduced curb radii are a proven safety measure that slows traffic down when making turns. This improves pedestrian safety.
    - Maximum recommended curb radius is 20'.

    a) Riverview Rd.
        - The curb radius at northeast corner of Riverview Rd. is very large at 50'. There is not a lot of truck traffic turning right onto Riverview, so there doesn't seem to be a reason for such a large turn radius.
        - At the southeast and southwest corners of the Riverview intersection, curb radii are shown at 35'. The northwest curb radius is currently shown at 15'. So it would make sense to reduce the other 3 corners to the same curb radius. Especially because there is a lot of pedestrian traffic here for the GAR Hall. There really shouldn't be any large truck traffic using Riverview.
        - Also recommend maintaining the existing tree lawn between the pavement and the sidewalk at the southwest corner of the intersection, to provide some distance between pedestrians and moving traffic.
    b) Locust St.
        - The drawings show 30' radii at the northeast and northwest corners of the Locust St. intersection. But the existing curb radii at Locust St. range between 10' and 20'. And the intersection seems to function fine as it is.

6. Main St. Streetlights
    - Recommend replacing the cobrahead highway character streetlights with pedestrian-scaled, Main St.-type streetlights throughout the project limits.
    - If it is not financially feasible to replace them on the entire project, replace or supplement with pedestrian-scaled streetlights between the railroad tracks and Dell Rd., to distinguish the heart of Downtown.
    - Since the sidewalks are being replaced, this is the time to add the pedestrian-scaled streetlights.

7. The drawings are not clear about what happens on the north side of Main St. between the bridge and the railroad track, in front of the former Eddy's Bike Shop property at 1621 Main St.
   - It looks like this section is not in the scope of work. But the current condition is very bad for pedestrians.
   - Currently, at the east end of the bridge, the sidewalk slopes down to the street grade level. Pedestrians walk across asphalt between the bridge and the tracks, and the path jogs north around the railroad crossing gate mechanism.
   - The sidewalk connection should be improved so that there is a clear, continuous sidewalk path from the bridge across the tracks to reach the Winking Lizard and Main St. east of the tracks.
   - Provide a 12' curb cut with drive apron to access the former Bike Shop property.
   - There's an existing catch basin here that will have to be accommodated.

8. Preserve the 4 on-street parking spaces on the south side of Main St. in front of Fisher's.
   - Preserving as many existing parking spaces is important because there is such a shortage of spaces Downtown. Residents and visitors have spoken loudly about this.
   - On-street parking also serves as a traffic calming device, slowing through traffic.
   - The median island at 1384+50, between the drive aprons for The Winking Lizard and Fisher's, could be eliminated to allow room for the parking.

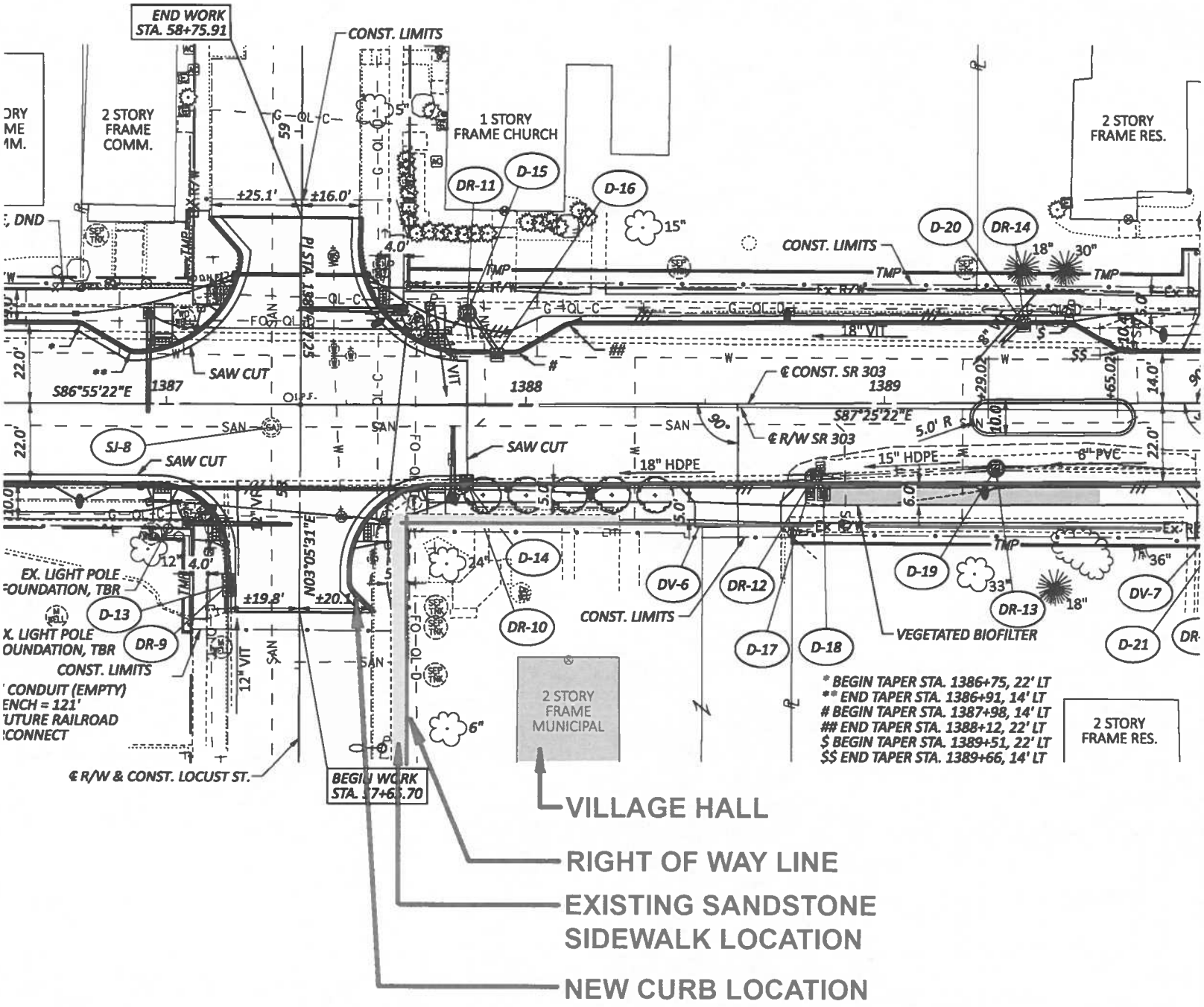
9. The DMT curb cut at 1594 Main St. is shown as 42' wide. The Peninsula Foundation requests that it be reduced to 24' wide. Narrowing the curb cut makes it safer for pedestrians because cars will slow down to make the turn into the driveway.

10. Recommend providing a bulb out curb extension at the southwest corner of Main St. and Akron-Peninsula Rd. where the painted no parking striping currently exists.
    - The bumpout slows turning cars and shortens the crosswalk distance to protect pedestrians.

11. New sidewalks are needed on the south side of Main St. between S. Canal St. and the bridge in front of the CVNP building.

12. At the northwest corner of the bridge, where the bridge sidewalk meets the on grade sidewalk, the sidewalk has settled below the level of the bridge sidewalk. Water collects there and turns to ice in winter. It would be good to level up the sidewalk in this location to eliminate this safety issue.

13. Expand the 25 mph speed zone on Main St. to control speed and improve the pedestrian experience.
    - Recommend extending the 25 mph zone from Emerson St. to the easternmost house on Main St. (1508 Main St.). This is a distance of 4000', or 3/4 of a mile.
    - The 30 mph zone on Rt. 303 in Richfield extends approximately 1.5 miles, from east of Brecksville Rd. to well past Broadview Rd. So there is precedent for a longer low-speed limit zone through a small town on this state route.


END WORK STA. 58+75.91
CONST. LIMITS
2 STORY FRAME COMM.
1 STORY FRAME CHURCH
2 STORY FRAME RES.
D-15
D-16
DR-11
D-20
DR-14
CONST. LIMITS
SAW CUT
S86°55'22"E
1387
1388
1389
℄ CONST. SR 303
S87°25'22"E
℄ R/W SR 303
SJ-8
SAW CUT
18" HDPE
15" HDPE
6" PVC
EX. LIGHT POLE FOUNDATION, TBR
D-13
DR-9
CONST. LIMITS
CONDUIT (EMPTY)
BENCH = 121'
FUTURE RAILROAD
RECONNECT
N03°05'31"E
D-14
DR-10
DV-6
DR-12
CONST. LIMITS
D-17
D-18
VEGETATED BIOFILTER
D-19
DR-13
DV-7
D-21
2 STORY FRAME MUNICIPAL
2 STORY FRAME RES.
* BEGIN TAPER STA. 1386+75, 22' LT
** END TAPER STA. 1386+91, 14' LT
# BEGIN TAPER STA. 1387+98, 14' LT
END TAPER STA. 1388+12, 22' LT
$ BEGIN TAPER STA. 1389+51, 22' LT
$$ END TAPER STA. 1389+66, 14' LT
℄ R/W & CONST. LOCUST ST.
BEGIN WORK STA. 57+65.70
VILLAGE HALL
RIGHT OF WAY LINE
EXISTING SANDSTONE SIDEWALK LOCATION
NEW CURB LOCATION