RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION

Held: Tuesday September 28, 2026

CALL TO ORDER: Ms. Frank-Hensley called the meeting to order at 7:01 p.m.

ROLL CALL:

Chairperson Karen Walters	Absent	Greg Canda	Present
Council Rep. Amy Frank-Hensley	Present	Mayor Daniel Schneider, Jr.	Present
Kevin Royer	Absent		

CONSIDERATION OF MINUTES:
September 1, 2026 Planning Commission Meeting: Mr. Canda made a motion that was seconded by Mayor Schneider to approve the minutes. Roll call vote: Ms. Frank-Hensley, yes; Mr. Canda, yes; Mayor Schneider, yes. The minutes were approved.

CITIZENS PARTICIPATION: None.

MAYOR'S REPORT: The Mayor announced that the October 27th Council Meeting will include representatives from the CVNP, Conservancy, Cuyahoga Valley Scenic Railroad, and Summit County Engineer's Office to answer questions and discuss plans related to the area, including potential road realignment, railroad safety, and grant opportunities. The meeting will be a regular Council Meeting but will concentrate on the above discussions. Peddler's Day is Saturday October 3. The participating addresses have been posted on the website. The Wastewater Project plans are 98% complete. The Ohio EPA was pleased with the progress and Summit County's handling of the permitting requirements. The Project is still tentatively expected to break ground in the third or fourth quarter of next year, depending on financing.

COUNCIL LIAISON REPORT: Ms. Frank-Hensley announced the Summit County Engineer will give a presentation at the October 13th Council Meeting on the County's Surface Water Management District. The program could provide drainage and road improvement assistance, particularly in areas that may not be covered by a future sanitary sewer system. The program would involve an annual fee charged to each property in the Village. Council is still revising the proposed Events Policy. The approved short-term rental advisory ballot language is available on the Board of Elections website. The Commission expressed a desire to discuss the existing short-term rental ordinance at the October Meeting and what amendments might be needed based upon the various election result possibilities.

BUSINESS:
Proposed Amendments to Zoning Code:
Mixed-Use Zone Development; New Chapter 1116 (already reviewed and approved on 7/27/26) and Amendments to Chapter 1129; Landscaping, Screening, and Planting (already reviewed and approved on 9/1/26)

Ms. McMahon reported that no changes were made to the Mixed-Use Zone development regulations under Chapter 1116, which had been approved in July. The landscape screening and planting regulations were approved at the September 1 Meeting with minor adjustments, primarily to add year-round foliage screening requirements and correct typographical errors, wording, and formatting.

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Amendments to Land Use Tables, Section 1109.03 and Amendments to Standards for Specific Uses, Chapter 1141, Required by Changes to 1109.03

Ms. McMahon outlined the updates made to the land-use tables that would allow individual produce stands and farm markets as conditional uses in the R2 district. The keeping of large domestic animals would be permitted in Conservation/Recreation and R1 districts only and be conditional in other districts. Additional proposed standards for produce stands include a five-foot setback from front and side property lines, submission of a site sketch identifying proposed structures, the location of off-street parking, and a general description of the products for sale, consideration of parking and traffic safety, operating hours between 8 a.m. and dusk, and limiting sales to agricultural products produced on the property. On-street parking would require Planning Commission approval based on whether it could be accommodated safely without creating traffic hazards or congestion. These activities would be subject to the applicable standards in Section 1141.39.

Commission Members discussed whether these requirements would be practical and proportionate, particularly for residents who occasionally sell surplus vegetables or other homegrown produce. Concerns included the difficulty of identifying property lines, preparing a product list in advance, obtaining approval before seasonal produce becomes unavailable, and enforcing the regulations. Ms. McMahon clarified that the rules were intended to regulate commercial activity rather than informal exchanges, such as giving away surplus vegetables or operating children's lemonade stands. She explained that conditional-use requirements already applied to produce stands in R1, while such stands were previously prohibited in other districts. The Commission also expressed a desire to allow farmers' markets as conditional uses in Commercial districts and Mixed-Use areas.

The conversation then turned to permitted recreational uses at Oxbow Meadows, including the possibility of primitive camping cabins or A-frame shelters like those offered at Heritage Farms. The Commission examined whether small-scale camping, cabin rentals, recreational equipment rentals, and privately operated camping areas are allowed under the proposed regulations. Ms. McMahon explained that modest accommodations without full household facilities qualify as campground-related uses, whereas units equipped for full-time residential living fall under a different regulatory category. Members raised questions about whether private property owners could offer temporary camping through online platforms and how these activities intersect with the Village short-term rental restrictions. The discussion highlighted the need to clarify the relationship between licensed campgrounds, conservation overlays, commercial recreation, and residential zoning requirements.

Another issue involved Section 1141.35, which pertains to circuses, revivals, carnivals, and similar events. Members questioned whether the provision was intended primarily for temporary travelling events or also covered longer-running activities, such as flea markets and seasonal events at Heritage Farms. They noted that existing events may have historical approvals or established practices, while new events could raise questions about permits, insurance, location restrictions, and public safety. The Commission agreed that these zoning provisions should be coordinated with the Village's developing events policy.

Members emphasized the importance of understanding the broader purpose of the zoning amendments and how they support the Village's long-range planning objectives. Rather than simply reviewing individual code provisions, they wanted a summary explaining the problems the changes were intended to address, the severity and frequency of those problems, and the

expected impact on residents, businesses, and future development. Ms. McMahon offered to prepare this explanatory summary and present the amendments to Council when appropriate. Members also discussed reviewing existing uses to ensure that current businesses and established activities would not be unintentionally affected, including consideration of grandfathered uses and other relevant historical circumstances.

It was agreed that Ms. McMahon would revise Section 1141.15 to reflect the discussion and prepare a summary of the proposed changes for Council. The amendments would return for additional discussion rather than being formally approved at this meeting. Members also recognized the need to coordinate the review schedule with the Mixed-Use Zone development moratorium, which will expire in December. Because Council would need a public hearing and at least 30 days' notice, the Commission discussed the possibility of extending the moratorium if necessary to allow adequate time for review and approval of the Ordinance amendments.

Other Matters:

Interactive Zoning Map/Summit County GIS Services Agreement

It was noted that there are discrepancies between the Village's Zoning Map and Summit County's GIS mapping system. Ms. McMahon explained that some zoning updates, including the changes made in 2020 and on Main Street, are not fully reflected in the County's records. While Summit County offers an intergovernmental agreement to provide comprehensive GIS services, which includes mapping of zoning districts, streets, and utilities, these services involve licensing and hourly fees. The Commission generally agreed that the immediate priority should be ensuring the County's existing online Zoning Map accurately reflects the current Village Map. Additional information, such as historic preservation and conservation overlays, and an exportable spreadsheet of parcel and zoning data, would also be beneficial. Rather than committing to the full agreement, Ms. McMahon proposed that she meet with the County GIS staff to explore whether these updates and data exports could be completed through a more limited, one-time service, at little or no cost.

Accessory Dwelling Units

Ms. McMahon first clarified that ADUs differ from accessory buildings, such as sheds and garages, because they provide a separate, complete living space that may be attached to a home, located above a garage, or built as a detached unit. She then provided a general review of the packet materials, which contained research and information on ADUs, considerations for developing local regulations, and examples from other communities. Potential issues include whether they should be permitted or conditional uses, building height, parking, driveway access, utilities, fees, and compatibility with neighborhood character. Ms. McMahon explained that before she drafts any regulations, the Village needs to reach a consensus on whether to permit ADUs. It Then needs to determine appropriate requirements relating to location, size, lot size, lot coverage, attachment, and septic or sewer connections. Participants raised concerns about the impact on the Village's character, stormwater systems, and existing small or nonconforming lots, as well as potential public health requirements related to septic systems. The group agreed that the documents provided were a helpful starting point, but further discussion and consideration of the local conditions are needed before determining what regulations would best suit the Village before moving forward with a potential zoning ordinance.

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ADJOURNMENT: Mayor Schneider made a motion that was seconded by Mr. Canda to adjourn the meeting. Roll call vote: Ms. Frank-Hensley, yes; Mr. Canda, yes; Mayor Schneider, yes. The meeting was adjourned at 8:57 p.m.

Respectfully submitted:

Karen Walters, Chairperson — Date

Karen Walters — 10/26/26