



# City of Mentor-on-the-Lake

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www.CityMOL.org

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**MINUTES  
REGULAR MEETING OF COUNCIL  
CITY OF MENTOR-ON-THE-LAKE  
OCTOBER 22<sup>nd</sup>, 2024  
7:00 p.m.**

The Regular Meeting of Council for the city of Mentor-on-the-Lake was called to order on October 22<sup>nd</sup>, 2024, at 7:00 pm by Council President Rob Johnson.

**CALL TO ORDER: PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

<b>Aye</b>	<b>Ward 4:</b>	<b>DESIREA THOMPSON, Vice President</b>
<b>Aye</b>	<b>At Large:</b>	<b>MICHELLE MOORE</b>
<b>Aye</b>	<b>Ward 2:</b>	<b>SKIP GRAY</b>
<b>Aye</b>	<b>At Large:</b>	<b>KEVIN BITTNER</b>
<b>Aye</b>	<b>Ward 1:</b>	<b>JEANNIE WONG</b>
<b>Aye</b>	<b>At Large:</b>	<b>JIM LUNDER</b>
<b>Aye</b>	<b>Ward 3:</b>	<b>ROB JOHNSON, President</b>

**READING OF MINUTES:**

Regular Meeting of Council- October 8<sup>th</sup>, 2024

**MOTION MADE BY MRS. THOMPSON**, Seconded by Mr. Lunder, for a motion to amend the vote tally from the previous minutes. **ROLL CALL:** Ayes: Council Members Thompson, Moore, Gray, Bittner, Wong, Lunder, Johnson. Nays: None

**MOTION CARRIED: 7/7**

**MOTION MADE BY MS. Wong**, Seconded by Mr. Gray, for a motion to amend the discussion in the previous minutes. **ROLL CALL:** Ayes: Council Members Thompson, Moore, Gray, Bittner, Wong Lunder, Johnson.

**MOTION CARRIED: 7/7**

**MOTION MADE BY MRS. MOORE**, Seconded by Mr. Bittner, for approval of the minutes as amended.

**ROLL CALL:** Ayes: Council Members Thompson, Moore, Gray, Bittner, Wong, Lunder, Johnson.

**MOTION CARRIED: 7/7**

**CORRESPONDENCE:**

Council received two correspondences via email on Short Term Rentals and they will be included in the minutes. Ms. Wong read an email that she received from resident Susan Lenihan; the email will be included in the minutes.

**7:05 P.M EXECUTIVE SESSION OF COUNCIL:**

**MOTION MADE BY MRS. THOMPSON**, Seconded by Ms. Wong, for Council to move into Executive Session to discuss a personnel matter. ROLL CALL: Ayes: Council Members Thompson, Moore, Gray, Bittner, Wong, Lunder, Johnson.

**MOTION CARRIED: 7/0**

**7:28 P.M. COUNCIL RECONVENED.** ROLL CALL: Council Member Thompson, Moore, Gray, Bittner, Wong, Lunder, Johnson. All present.

**ADMINISTRATIVE AND DEPARTMENT HEAD REPORTS:**

**Mayor and Safety Director – Mr. Eva**

Mayor Eva said that a comprehensive plan was sent out last week via survey to be filled out by the public, and will run until the end of November. After last week's Council Meeting Mayor Eva met with Council Clerk Taylor and Administrative Director Ms. Martin and looked at the meeting minutes for 2024 and noted that all the minutes have been on the website. Mayor Eva received correspondence from Linda Pier and will have her address the Council during open to the public.

**Administrative Director – Ms. Martin**

Ms. Martin read her report; it will be included in the meeting minutes.

**Law Director – Mr. Lyons (none)**

**QUESTIONS TO ADMINISTRATION AND DEPARTMENT HEADS:**

Ms. Wong asked for an update on the new city signs and Mayor Eva said that the last update was a few weeks ago and they were still being processed and should be ready in the next several weeks. Mrs. Thompson asked if Lake County made the threshold for the emergency funds. Ms. Martin said that she has not heard from them for a while and does not think that they are going to get it and they did not make the threshold. Mrs. Moore asked if they heard anything from the city engineer and if they would be able to render options for beach access. Ms. Martin said that the city engineer was not able to get anything additional on what they already got so they will be having a different engineer take over that can give the project the attention it needs. Ms. Martin said that she did let CT Consultants know that we will be seeking out another engineer for that project. Mrs. Thompson said that you go to the City Council tab and click on 2024 Meeting Minutes which is a little lower but if you click on the 2024 Meeting Minutes. Mr. Lunder said that it sounds like CT Consultants does not want to do work for us and suggests that we look for another engineering company. Ms. Wong asked if the engineer that they are looking at have coastal engineering experience and Ms. Martin said that they do.

**BOARD/COMMITTEE/COMMISSION REPORTS:**

**Ordinance Committee / October 21<sup>st</sup>, 2024 / Ms. Wong**

Ms. Wong read the Ordinance Committee report; the meeting notes are attached to the minutes.

**OPEN TO THE PUBLIC TO SPEAK:**

Linda Pier 5940 Thunderbird Dr. Mrs. Pier gave Administration and Council a printed-out correspondence regarding her short-term rental that will be included in the meeting minutes.

Frank Emery 7484 Goldenrod Dr. Mr. Emery voiced his concern for a home that was fixed up and is being rented out about every weakened and sometimes a week- the house is 7479 Goldenrod Dr. Mr. Emery wanted to make sure that he knew what was going on with the rentals and he was concerned that you just don't know who is renting it out.

Paul Morris 7592 Pinehurst Dr. Mr. Morris thanked Council Member Thompspon for pointing out the discrepancy in where to locate the meeting minutes on the council website. Mr. Morris said that there are charter amendments that will be on the upcoming election and he cannot find information about why they would need changed and that he asked a council member but no one has the information. Ms. Wong said that the questions that are being asked is what is wrong with what we currently have in place and Mayor Eva said that he responded to several residents answering their questions and that they can ask the charter review further questions.

**LEGISLATION BEFORE COUNCIL:**

**ORDINANCE NO. 2024-O-18 (SECOND READING) (REFERRED TO ORDINANCE COMMITTEE)**  
AN ORDINANCE AMENDING ORDINANCE 2024-O-06 IN ORDER TO UPDATE THE RETIRE-  
REHIRE REGULATIONS FOR CITY EMPLOYEES AND DECLARING AN EMERGENCY.

**MOTION MADE BY MS. WONG**, Seconded by Mr. Bittner, to amend Ordinance NO. 2024-O-18 as presented.  
ROLL CALL: Ayes: Council Members Thompson, Moore, Gray, Bittner, Wong, Lunder, Johnson.  
**MOTION CARRIED: 7/7**

Sent to third reading.

**ORDINANCE NO. 2024-O-20 (SECOND READING) (REFERRED TO PLANNING AND ZONING COMMITTEE)**  
AN ORDINANCE AMENDING THE ZONING CODE BY CREATING NEW CHAPTER 1270 OF  
THE CODIFIED ORDINANCES FOR THE REGULATION OF SHORT-TERM RENTALS IN THE  
CITY AND DECLARING AN EMERGENCY

**Discussion:**  
Still in the Ordinance Committee and will stay.

**RESOLUTION NO. 2024-R-34**  
A RESOLUTION APPROVING THE SOLID WASTE MANAGEMENT PLAN UPDATE (July 1,  
2024) OF THE LAKE COUNTY SOLID WASTE MANAGEMENT DISTRICT.

**MOTION MADE BY MRS. MOORE**, Seconded by Mr. Lunder, for Suspension of the Rules. ROLL CALL:  
Ayes: Council Member Thompson, Moore, Gray, Bittner, Wong, Lunder, Johnson Nays: None  
**MOTION CARRIED: 7/0**

**MOTION MADE BY MR. LUNDER**, Seconded by Mrs. Moore, for Passage of Resolution NO. 2024-R-34  
ROLL CALL: Ayes: Council Member Thompson, Moore, Gray, Bittner, Wong, Lunder, Johnson Nays: None  
**MOTION CARRIED: 7/0**

**OLD BUSINESS:** (none)

**NEW BUSINESS:** Memo- Zoning Software

**MOTION MADE BY MRS. MOORE**, Seconded by Mrs. Thompson, to approve the expenditure ROLL CALL:  
Ayes: Council Member Thompson, Moore, Gray, Bittner, Wong, Lunder, Johnson Nays: None  
**MOTION CARRIED: 7/0**

**Discussion:**

Mr. Bittner wanted Council to clarify that they did not set forth the Charter Amendments. President Johnson said that every ten years The Charter Review Commission that is appointed by the mayor and confirmed by Council, is a set number of individuals that meet and discuss every item that is in the charter. They decide what items they want to change; it is basically a constitutional committee and decide what parts they want to amend. Council and administration and residents can make recommendations for them to look at things but it is their decision and council has no say as to what ends up on the ballot. Ms. Wong said that this charter is made up of citizens that discuss what they want updated from the last ten years and that they were open public meetings held in this room from January to July. Mr. Lyons said that the charter itself requires a charter review commission every ten years. Some of the issues that they looked at was dividing up the office of fiscal officer and the administrative director so that two separate people could fill those roles which would give more flexibility to the mayor and council. Another item on the ballot is a request for a proposal for an engineer that would be followed by the administration. There are a few other technical things that clear up the language. Mr. Lyons stated again that this was an open public meeting and anyone had the right to listen. Mr. Bittner said that he feels as though the issue is the residents want to know how they find out what they want to know from here. Ms. Wong said that they can compare the current charter language and can be reviewed with the proposed amendments but it won't show the rationale behind it as that would show in the minutes of those charter meetings. Ms. Moore suggested that residents go to the city website and click on the "codified ordinances" and the first section is "our charter" and can compare what we have now to what is being suggested on the ballot. Mayor Eva said that he was contacted by the News Harrold and tried to simplify what we have out there so there will be a News Harrold article that states issues and ballot issues.

**OPEN TO THE PUBLIC TO SPEAK:** (none)

**ANNOUNCEMENTS AND SETTINGS OF MEETINGS:**

Zoning Committee	Thursday, October 24 <sup>th</sup> , 2024 at 6:30 P.M. (cancelled)
Zoning Committee	Monday, October 28 <sup>th</sup> , 2024 at 6:30 P.M.-8:30 P.M.
Parks and Recreation Committee	Tuesday, October 29 <sup>th</sup> , 2024 at 6:30 P.M.
Envision Steering Committee	Thursday, November 7 <sup>th</sup> , 2024 at 7:00 P.M.
Parks and Recreation Committee	Thursday, November 14 <sup>th</sup> , 2024 at 6:30 P.M.
Ordinance Committee	Tuesday, November 19 <sup>th</sup> , 2024 at 6:30 P.M.-8:30 P.M.
Public Engagement Envision Meeting	Thursday, November 21 <sup>st</sup> , 2024 at 6:30 P.M.
Parks and Recreation Committee	Thursday, December 12 <sup>th</sup> , 2024 at 6:30 P.M.

**ADJOURNMENT:** 8:09 P.M.

**MOTION MADE BY MRS. MOORE**, Seconded by Mr. Gray, for Adjournment. ROLL CALL: Ayes:  
Council Member Thompson, Moore, Gray, Bittner, Wong, Lunder, Johnson. Nays: None  
**MOTION CARRIED: 7/0**

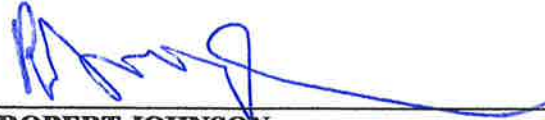
The next **REGULAR AGENDA MEETING** will be held on  
Thursday, November 7<sup>th</sup>, 2024 at 6:00 P.M.

The next **REGULAR MEETING OF COUNCIL** will be held on  
Tuesday, November 12<sup>th</sup>, 2024, at 7:00 P.M.

**APPROVED:**

11/12/2024

Date



**ROBERT JOHNSON**  
President of Council

**Attest:**

  
Clerk of Council

October 22, 2024

#### Administration Update

- The Revize website contract has been signed and stage 1 has already begun. The initial website is going to have stock photos, but can be change at any time. They recommended having 8-10 high-resolution pictures that depict the characteristics and “feel” of the area. I’m bringing this up in case anyone on council or the public would like to submit pictures for consideration.
- Resolution 34, the Solid Waste Management Plan, is due 90 days from receipt which was October 14<sup>th</sup>. It looks like fees will be remaining the same and they have a plan to start implementing recycling at multi-family facilities. If you want more information, the Planner offered to attend a council meeting.
- As for the feral cat issue, we will be hosting an education and awareness campaign for the community. We have a date set of January 22<sup>nd</sup>. We reached out to four organizations. Three have committed and one will drop off their pamphlets.
- Our Housing and Zoning Administrator has a Rental update. He has sent out over 180 letters, 59 are now registered as rentals, 56 are owner occupied, 43 are occupied by a family members, 4 are registered as Vacant, 15 have been undeliverable and 4 are no responses.

# Mentor on the Lake City Council Committee Minutes & Report

**Committee Name:** Ordinance Committee

**Date:** 10/21/2024

**Start Time:** 6:31 pm      **Stop time:** 7:28 pm

**Purpose:** 1) Review of Amendments to Street Parking (452); 2) Review of Noise (648) Ordinance; 3) Review of Conditional Use Permits (1242.03)

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## **Attendance**

Committee Chair: Jeannie Wong

Committee Members:      1. Kevin Bittner, V-Chair      2. Skip Gray

Council Member:      1. Robert Johnson, Pres

Member of the Public: Paul Morris

Minutes: **(Bolded sections comprise the Report to Council and will be delivered orally)**

**Review of Amendments to Street Parking Ordinances (452.01, 452.16, and 452.17):** The latest red-lined version of these Amendments was reviewed in detail by the group. All adjustments suggested by Mr. Lyons were unanimously accepted. The Penalty structure was also further adjusted to include a 10-day pay-by time limit for violation fees, and incorporation of a “late fee” so as to encourage timely payment.

**Summary – The Committee agreed to the final language for proposed Amendments to our Street Parking Ordinances; these will return to Council at the next opportunity for consideration.**

**Review of “Noise” Restrictions:** The latest red-lined version of this proposed new Ordinance (following legal review) was reviewed by this group. The discussion centered on the suggestion from the Law Director that the Penalty section be written as it is for Disorderly Conduct, rather than in a modified form as proposed by this Committee after the last meeting. In fact, the Police Chief had also suggested previously that we use the same Penalty structure as for Disorderly Conduct (which is what the Police are currently using for any noise issues). However, during discussion, this Committee felt that the Disorderly Conduct penalty structure may be too harsh for simple residential noise violations, particularly for first-time offenses. The argument against any modification in penalties was the desire to keep things simpler for law enforcement, and that the modified structure essentially micromanages the discretion and judgement already employed by the responding officer for noise complaints. Therefore, this group agreed unanimously to revert back to using the same penalty structure as for Disorderly Conduct and changes reflected in (c) Penalty were accepted.

**Summary – The Committee agreed to final language for a new Noise section of Chapter 648 Peace Disturbances. This will return to Council at the next opportunity for consideration.**

**Short-Term Rental Regulations: No recommendations have yet been received by this Committee from the Administration with regard to the request made at Regular Council Meeting on October 8, 2024.**

**Review of 618.03 Injuring or Killing Animals:** Several months ago, this Ordinance was briefly reviewed when researching Feral Cat Colony regulations. Some Committee members had expressed an interest in re-visiting the phrase “and without consent of the owner” and considering whether it should be struck from the language as not being relevant to willful killing of a domesticated animal. However, it was noted that the phrase comes directly from ORC 959.02. Following consultation with the Law Director, it appears that phrase can be relevant

to the Ordinance and how it is interpreted. No one present is aware of this Ordinance ever being cited in our City or that there has ever been a need to enforce it. The group did not feel strongly in this case that the language be changed. The subject was dropped.

**Review of 1242.03 Conditional Use Permits:** Following legal review of our recently proposed Chap 1270 for regulation of Short-Term Rentals, it became apparent that the current Ordinance governing Conditional Use Permits lacks important elements relating to due process for Revocation of a CUP and an explicitly described Appeals process for same. During the discussion, all agreed that the Ordinance that governs CUP should include details about how a complaint can be lodged and under what circumstances such a complaint is valid; a hearing should be required in front of Planning & Zoning (the body currently granted the power to grant CUP) to establish whether condition(s) of the CUP are being violated; granting P&Z the power to decide and take action; establishing the Appeals process in front of BZA (explicitly placing such an appeal under the jurisdiction of BZA, as required by 1244.04(c)). As recommended by the Law Director, the language in proposed 1270.08/09/10 provides a reasonable template for this.

**Summary – The Committee reviewed 1242.03 Conditional Use Permits, after having noted during prior review that the section lacks important elements relating to due process for Revocation of a CUP and an explicitly described Appeals process. The Committee discussed an outline and will begin drafting additions to this section.**

**The meeting was adjourned at 7:28 pm.**

Respectfully submitted,



Jeannie Wong  
Chair, Ordinance Committee





Taylor Conner &lt;councilclerk@citymol.org&gt;

**Fwd: Short term rental letter to motl**

1 message

**Robert Johnson** <rjohnson@citymol.org>  
 To: Taylor Conner <councilclerk@citymol.org>

Tue, Oct 22, 2024 at 8:13 PM

----- Forwarded message -----

From: **Michael Indre** <mind3737@gmail.com>

Date: Mon, Oct 21, 2024 at 1:57 PM

Subject: Short term rental letter to motl

To: admindir@citymol.org <admindir@citymol.org>, zoning@citymol.org <zoning@citymol.org>, cityhall@citymol.org <cityhall@citymol.org>, rjohnson@citymol.org <rjohnson@citymol.org>, kbittner@citymol.org <kbittner@citymol.org>, dthompson@citymol.org <dthompson@citymol.org>, jlunder@citymol.org <jlunder@citymol.org>, vwong@citymol.org <vwong@citymol.org>, sgray@citymol.org <sgray@citymol.org>, mmoore@citymol.org <mmoore@citymol.org>

To the Council Members, Zoning, Mayor, and Administrative Director:

Whatever reasons the city of Mentor on the Lake has for wanting to regulate or oversee or tax short-term rentals (STRs), or otherwise change or add legislation regarding STRs, the outright ban prohibiting homeowners from doing with their properties as they choose to—the sharing of their homes with the increasing demand from travelers, vacationers, field workers, and traveling nurses and patients, is a tragic and dangerous overreach of government.

Whether here or elsewhere, STRs are not going anywhere. Airbnb and VRBO are here to stay. They bring in dollars to their host communities by sharing with others what makes their locations attractive, such as our lakefront location with beautiful parks and nearby beaches. Will we adapt and allow, and even perhaps reasonably regulate, the use of STRs and help the local economy, or will we choose the closed-minded laziness of foresight and send these dollars elsewhere? Will we choose to ban STRs because it's easier to do so, rather than make intelligent decisions and put smart and necessary policies into action to inspect, enforce, and even tax?

The fact that Planning and Zoning actually recently made the case to outright ban STRs based on the increased effort required for inspections, enforcement, and tax collection is downright ludicrous and disappointingly closed-minded. Is that how we should govern and legislate? Easy, although detrimental, things: Yes! Difficult, although beneficial, things: No! Meeting adjourned!

Frankly, that's just balderdash backward thinking and has no place in this small city moving forward. And the policies don't even have to be difficult! The legislation can be simple and clear and enforceable. More importantly, it should be NECESSARY.

I, and as every other reasonable citizen should, fully support the intelligent handling of this issue and to not infringe on the freedoms of homeowners wanting to share their homes in a beneficial, safe, and healthy manner. Perhaps the idea of permitting only city resident-owned homes to be STRs would alleviate any concerns of hosts being neglectful towards respecting their neighbors.

The short-term rental market is actually self-correcting, in that poorly reviewed homes on whatever platform they operate under, don't succeed and wither away, and the guests who receive poor reviews from their hosts are kicked off the platform or are denied by other hosts to protect their property. Conversely, highly reviewed guests and highly reviewed homes become successful and provide benefits to the STR community they reside in.

I fully support Council President Johnson's move to return this legislation back to the Ordinance Committee for reworking, and to, firstly, get clarity from the Administration on their motives for wanting this legislation, and to provide a list of the regulations they now feel are doable and necessary.

Sincerely, a concerned, forward-looking resident, Michael Indre.



Taylor Conner &lt;councilclerk@citymol.org&gt;

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## Crucial Input on Short-Term Rental Ban Proposal

1 message

Randi Indre &lt;rindre028@yahoo.com&gt;

Mon, Oct 21, 2024 at 1:27 PM

To: "rjohnson@citymol.org" <rjohnson@citymol.org>, "kbittner@citymol.org" <kbittner@citymol.org>, "dthompson@citymol.org" <dthompson@citymol.org>, "jlunder@citymol.org" <jlunder@citymol.org>, "vwong@citymol.org" <vwong@citymol.org>, "sgray@citymol.org" <sgray@citymol.org>, "mmoore@citymol.org" <mmoore@citymol.org>, "councilclerk@citymol.org" <councilclerk@citymol.org>, "mayor@citymol.org" <mayor@citymol.org>

Dear Council Members and Mr. Mayor,

I hope this letter finds you well. I am writing to express my concerns regarding the proposed ban on short-term rentals in our city.

As we look to the future of Mentor-on-the-Lake, I believe it is crucial to consider the potential benefits that short-term rentals can bring to our community. Nearby cities, such as Fairport Harbor, have embraced platforms like Airbnb, and in doing so, they have successfully attracted tourists who contribute positively to the local economy. Visitors frequent charming gift shops, dine at local restaurants, and explore the unique attractions our region has to offer, all of which result in increased tax revenue for the city.

In contrast, it is important to evaluate the current businesses that line our streets. While gambling establishments, dollar stores, and smoke shops serve their own niche, they do not attract the same kind of tourism and economic benefits as short-term rentals. These businesses cater to a specific demographic, and it is worth considering whether they align with the vision we have for the future of Mentor-on-the-Lake.

I am a proponent of being more regulated on short-term rentals, as where a visitor stays is a reflection of our city. Ensuring high standards for these rentals can only enhance our city's reputation. However, it is also important to address the many dilapidated long-term rentals and even owner-occupied homes in our city. The council's efforts would be well-spent focusing on improving these properties to uplift the overall appearance and quality of our neighborhoods.

Short-term rentals attract visitors who are likely to spend money at local businesses, thus supporting our local economy. We are fortunate to be situated on the lake, a beautiful asset that has been recognized as a key feature of our city's charm. The city planning group has already been working towards building a better future for Mentor-on-the-Lake, and embracing short-term rentals could be a significant step in that direction.

I urge you to consider postponing any decision on banning short-term rentals until there is a comprehensive vision for the future of our city. It is important to weigh the potential economic benefits and to develop a clear strategy that leverages our natural and cultural assets to attract a diverse and vibrant tourist population.

Thank you for your attention to this matter. I am confident that, with careful planning and thoughtful consideration, we can create a thriving community that benefits all residents.

Randi Indre  
5470 Liberty St.  
Mentor on the Lake, OH 44060  
440-339-9528  
rindre028@yahoo.com

## Memorandum

October 16, 2024

**To:** Members of Council  
**From:** Jaclyn Martin, Director of Administration and Finance  
**RE:** Zoning Software

The Administration chose Cloud Permit to be the Zoning Software provider for the city. The following is based on a five-year contract.

**Cost:** \$13,500 first year with set up  
\$4,500 per year for remaining four years  
Implementation will take 8-10 weeks to complete

In addition to Cloud Permits zoning/permit features they offer Code Enforcement, Licensing, customization, online payments, free training, 24-hour tech service, unlimited users and unlimited data storage.

## Information Dealing with Short Term Rental Operation – Mentor-on-the-Lake OHIO

Information provided by Linda Pier at the MOL City council meeting – 22 Oct 24

Good evening, members of the Mentor on the Lake City Council, Mayor Eva, and Administration Director Jaclyn Martin. My name is Linda Pier. I am here this evening to add to the discussion of short-term rentals in Mentor-on-the-Lake. I have huge concerns about the direction the city is taking with this new proposed ordinance 2024-O-20. In a city like ours, where hotel and restaurant options are minimal, short-term rentals offer unique advantages that benefit our community, local economy, and residents.

There was a Facebook post from the Community of Mentor on the Lake site that really raised my concerns for the future of our business and investment in Mentor-on-the-Lake. It was posted on behalf of one of the council members and I believe there are a few items that are maybe being misrepresented a little. I'll address that shortly.

My husband and I have always had a great relationship with the city from the moment we toyed with the idea of buying in MOL. We were also very upfront with the city about what we planned to do for several years until we were both able to retire from the military after a total of 72 years of service between the two of us.

We have family in MOL and Mentor and have been coming to this area for years. We wanted to retire on a lake and we were fortunate to be in a position to purchase the property that we have now, in the hopes of moving here to stay for our retirement years. This proposed ordinance may help us change our mind about this community.

Short term rentals have been around for a very long time and have been filling a need for many types of travelers. I will admit that it is a somewhat misunderstood way of doing business. My husband and I are more hotel people than short-term rental guests, but we learned very quickly after putting this into operation that we were providing a peaceful and beautiful place for families to come and enjoy the lake and reconnect with their roots or family currently in the area. It brings us so much joy to read the reviews and talk with the guests about their experience in MOL.

I want to touch on a couple key benefits and then address the new proposed ordinance.

### **1. Economic Benefits to the Community:**

- **Increased Tax Revenue:** Short-term rental properties contribute to the local economy through a 5% lodging tax on their revenue, which goes directly to Lake County. The Lake County Lodging Unit Tax Office was established specifically to establish rules and regulations for administration and allocation of countywide excise taxes collected on lodging as permitted by Ohio Revised Code Section 5739.09.
  - The excise tax on lodging shall be spent solely to make contributions to the convention and visitors bureau operating in the county. The site specifically states, "To increase the number of overnight visits in Lake County and the number of visitors to area attractions, restaurants, festivals, museums and retail shops for pleasure, business and enrichment." MOL is in Lake County and benefits from

property ownership, maintenance, and taxes. This can be especially beneficial for retirees, young families, or those facing economic challenges.

- **Attracting Tourism and Families:** Short-term rentals appeal to families, couples, and singles visiting the area for reunions, vacations, or events. With limited hotel options, these rentals can accommodate visitors who want a more home-like experience while exploring our city's natural beauty and community events.
  - I would also like to highlight that many of the guests staying in short-term rentals in Mentor-on-the-Lake have a personal connection to our city. They are often former residents who have moved away and are returning home for important life events such as celebrations, funerals, and reunions. These guests value the opportunity to stay in a home-like environment that allows them to reconnect with their roots and community. Short-term rentals provide a welcoming option for these visitors, making their stays more comfortable and allowing them to spend time with friends and family in familiar surroundings. This strengthens community ties and supports the values that make Mentor-on-the-Lake a close-knit, welcoming city.
- **A Balanced Approach to Regulation:** I believe there is a way for short-term rental business owners to operate safely and responsibly within our community. The proposed ordinance is very much overkill for the few units we have in MOL, but we want to consider growth in the future that is beneficial to the homeowner and the community.
  - While I am unsure of the catalyst that has led this council to consider a ban, except creating an ordinance that is known to not be able to work, I would like to emphasize that banning these valuable businesses is not the answer. Instead, we should focus on creating a balanced approach that ensures the safety, security, and well-being of our residents and guests alike.
  - Clear guidelines and regulations—such as occupancy limits, noise control measures, and registration requirements—can address common concerns while still allowing responsible owners to provide quality accommodations. By working together, we can find a solution that preserves the integrity of our neighborhoods while still allowing for the economic and social benefits that short-term rentals bring to Mentor-on-the-Lake.
- **Address the Ordinance and the Facebook post:** The ordinance ends with Section 3. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the health, safety, and welfare of the residents of Mentor on the Lake for the reason that it is necessary to have adequate regulations for these types of businesses and uses. Said ordinance is necessary for the immediate preservation of the public health, safety and welfare of the inhabitants of the City of Mentor on the Lake, Ohio.
  - I ask what the emergency is?
  - I checked and there haven't been any police issues being reported. What is it that is suggesting that short term rentals are a health, safety, and welfare emergency for the residents of MOL?
  - The Ordinance suggests that you must follow Chapter 895 of the Codified Ordinances. Where does this reside? It is not on the city website. STR's currently pay 5% lodging tax to Lake County.

operational. Why does the city have to take on responsibility? We are required to have homeowners' insurance, as well as Landlord insurance.

Finally, the increased work of inspections, enforcement, and tax collection by the Administration were cited as prohibitive barriers to implementation. I would agree that the proposed legislation would be a prohibitive barrier. Planning & Zoning voted to recommend that Council abandon the proposed regulation and impose an outright ban on short-term rental operation instead, stating that a ban would be "easier" to implement and enforce. **Easier for who? Who is collecting taxes? I feel like this ordinance was written, knowing it wouldn't be feasible to enforce, that would lead to taking the easy road with a ban altogether.**

At Council last evening, it was brought up that while we do not currently have a ban in place, our current zoning law does not list short-term rental operation as a permissible use in Single-Family housing districts (only in Multi-Family districts); therefore, operation of an AirBnb or similar in a Single-Family district is technically a non-conforming use and can be shut down as a violation of Zoning Code, if the Administration chooses to enforce that. **The Zoning department signed off on my short term rental 4 years ago, so now I am in violation and you can shut me down? In fact, they just renewed my certificate. The current ordinance never mentions short-term rentals, so this statement a bit disingenuous. Even the new ordinance allows for residential and multi-use districts for STR's.**

Some Council members objected to an outright ban on short-term rentals, stating they would not support one without trying regulation first; and that increased "work" of enforcement should not be a reason not to seek regulation, as that argument could be applied against any of our current or future laws! **I would venture to say that there are just as many, if not more issues with long-term rentals and those that would inhabit them.**

Further, the Administration announced it is looking to purchase task-specific Zoning software to help reduce the work effort associated with keeping track of permits and other rental requirements. In the end, Council President Johnson ruled to return this legislation to the Ordinance Committee for re-working, but asked first that the Administration (from whom the request for a short-term rental policy originated back in February) provide a list of the regulations they envision and what they would be able to enforce so that Committee members don't waste time writing something that the Administration will end up not supporting. **This is definitely a better approach. I am fully willing to assist with this project should outside input be needed.**

**Conclusion:** Supporting short-term rentals in Mentor-on-the-Lake is a smart decision for our community. It provides economic benefits through tax revenue and job creation, ensures well-maintained properties that enhance our neighborhoods, and offers flexibility and support for homeowners. In a city with limited lodging options, short-term rentals play a crucial role in attracting visitors and bolstering our local economy.

By allowing and supporting short-term rentals, we can ensure that Mentor-on-the-Lake remains a welcoming, vibrant community that embraces growth while preserving the charm and quality of life that make our city a special place to live. Let's not regulate them to death so that the homeowners and the administration hate the sound of the words Short Term Rental. Thank you for your time and consideration.

**John –**

Linda's place was above and beyond the description and photos. Everything was spotless, amenities were thoughtful and welcoming and the view!!! Spectacular sunsets and nice yard all the way to the lake. Also a beautiful deck with new BBQ. The host was very responsive before and during the stay. Answered everything within a few min and was helpful and flexible with everything. This is a special place if you're looking to stay on the lake in a **very quiet, safe neighborhood!** If it's available and you're going to that area just book it and you won't be sorry.

**Lauren –**

We had a wonderful weekend celebrating my parent's 50th wedding anniversary. The house gives a real vacation - escape kind of feel with all the comforts of home. There were 5 family members and we had plenty of space to lounge, dine, sleep and sit outside and take in the lake view. On Sunday we watched football all day and my sister made dinner. The kitchen was very well equipped - I learned that my mom judge's kitchens by whether or not they have a muffin tin - and while we didn't need to use it, it was there - along with everything else. Top notch appliances, luxe linens, beautiful furniture - we loved the dining room table set, comfy and large enough to stick around after dinner to play a game - which were also well-stocked. One night we ate down the street at The Spot on Lakeshore and had delicious food with local flair. **My family will be talking about this special stay for years to come,** thank you Linda & Scott for a warm welcome and fantastic house!

**Pamela –**

Linda & Scott's place is one of the loveliest properties we've stayed at. It sits right along the lake with absolutely stunning sunset views. Linda went above and beyond providing thoughtful amenities, which made us feel right at home, such as a welcome basket of snacks and personal shampoos & shower wash in each bedroom. Linda's communication was fantastic from start to finish. I'm just disappointed that we did not have a chance to meet her in person, because Linda was so friendly and helpful during our stay. My family and I absolutely plan to come back to Linda's amazing lake house in the near future... hopefully we'll have a chance to meet her then!

**Eileen –**

My daughter and I had a lovely and amazing stay at Linda's home. We have stayed at dozens of airbnb's and I must say, this house is in my top 3, if not the best, out of all our stays! All other airbnb hosts should take notes from Linda as to how to stand out as a memorable host: the house is spotless, super clean, everything is organized, and everything you might need is available. I appreciated that everything, from the shower, to the silverware and plates, to the pots and pans and the cooking utensils, are all clean. Little touches were appreciated, like the wrapped soaps and shampoos on the beds when you arrive. The big comfy couches and big smart tv, made for wonderful movie nights. And then the most magical part of all, was the million-dollar view of Lake Erie. I could have stared at the expansive lake beauty the entire time. Thank you Linda for a true 5-Star stay!! We would love to come back.

**Abigail –**

Hi Jeannie,

I hope you are well and everyone had a great time at the celebratory event last Saturday.

I am emailing with a few road related concerns. The first issue is the Salida-Andrews intersection. I was almost t-boned there last week. The continued presence of construction equipment, cones, etc. at that corner by the library along with pedestrians and cyclists trying to work around all of that is creating additional vision issues and a very dangerous situation there. The Andrews Place sign already blocks one's view to the south when coming off Salida. Now our views are often limited to the north as well. This has gone on long enough. Do we have any idea when this mess will be resolved? It is a hazard.

The other issue is at the corner of Andrews and Lakeshore. A silt fence is typically required on construction sites. The purpose of that silt fence is to prevent soil and sediment from washing into the streets, sewers, nearby bodies of water, etc. and causing environmental damage. There is a silt fence on site at this corner project, but only in the areas where the mud, etc. can't wash out very easily anyway. Just about every area where there is a graded easement to the street does NOT have a silt fence. It is completely backwards. Many in the neighborhood noticed and were complaining about all of the mud and debris flowing off of that site and into the streets and sewers during the recent rains a week or two ago. I know my neighbor's project was shut down for this issue and it wasn't anywhere near as bad or blatant as the Crane's Landing project. I hope the ordinances and/or standards will be applied equally here. At this time, it appears they are not.

I have attached photos of the above referenced issues.

Thank you, as always, for all you do for our city!

Best,

Susan Lenihan

7359 Salida Road



