



City of Mentor-on-the-Lake

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**MINUTES
REGULAR MEETING OF COUNCIL
CITY OF MENTOR-ON-THE-LAKE
FEBRUARY 11TH, 2025
7:00 p.m.**

The Regular Meeting of Council for the city of Mentor-on-the-Lake was called to order on February 11th, 2025, at 7:00 pm by Council President Rob Johnson.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL:

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

READING OF MINUTES:

Regular Meeting of Council- January 28th, 2025

MOTION MADE BY MR. LUNDER, Seconded by Ms. Wong, for approval of the minutes. **ROLL CALL:**

Ayes: Council Members Gray, Bittner, Wong, Lunder, Johnson. Abstain: Moore, Thompson

MOTION CARRIED: 5/0/2

CORRESPONDENCE: (none)

ADMINISTRATIVE AND DEPARTMENT HEAD REPORTS:

Mayor and Safety Director – Mr. Eva

Mayor Eva wished a happy 70th wedding anniversary to Gene and Helen Ayers. Mayor Eva read a letter from Pete and Karen Brooks praising the police department for helping with a possible fraud issue at Home Depot. Chief Forsythe got the attention from Home Depot's trucking company and was the difference maker. The Brooks could have been out almost \$800. The Fire Department report for January was read and will be attached to the minutes.

Administrative Director – Ms. Martin

Ms. Martin read her report; it will be attached to the meeting minutes.

Law Director – Mr. Dynes (none)

City Engineer – Bob Parker

Mr. Parker said that they looked into Cranes Landing and said that there were inconsistencies with the original sub-division plan. The Southland Dr. drainage project; they have contacted the contractor and are working with them to get the schedule together and hope to have a proposal soon. They plan on having the plans for Overlook Beach Park by the end of the week.

Fire Chief – Chief Pechatsko

Mr. Pechatsko wanted to give report on a garage fire that the department responded to. The garage sustained major damage but no one was injured. Mr. Pechatsko said that he was also there to answer any questions on Resolution NO. 2025-R-09.

QUESTIONS TO ADMINISTRATION AND DEPARTMENT HEADS:

Mrs. Thompson asked if there was an update on the new website and Ms. Martin said that the website map was finished and they are now in the stage of taking the pages and transferring them over. Mrs. Thompson also asked Chief Pechatsko who was the first to respond to the garage fire the previous night and he answered that Mentor on the Lake Fire Department was first. Mr. Lunder asked about the fire rekindling. Mr. Pechatsko said that in the reports from the first response; all indications was that the fire was completely out. An hour and a half later the garage was fully engulfed again. The investigator went back to have a discussion with the homeowner to get a statement and that there were a lot of different types on material in the garage and it was very labor intensive. Mr. Lunder also asked if there was a resolution with Cardinal Bar so it can be torn down and Mr. Pechatsko said that the insurance company is involved and are furthering their investigation into the fire and until that is resolved they cannot do anything at this time.

7:10 P.M EXECUTIVE SESSION OF COUNCIL:

Executive session pursuant to ORC 121.22(G)(3) A conference with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action.

Councilman Mr. Bittner moved to enter into executive session pursuant to ORC 121.22(G)(3) for a conference with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action. The motion was seconded by Councilwoman Mrs. Thompson. Each member of council was polled and unanimously agreed to enter into executive session at 7:10 p.m. Council then invited legal counsel to join them and a short time thereafter invited Mayor Eva. While in executive session, there was a discussion about pending litigation which may affect the city in the very near future. Council adjourned executive session by unanimous consent.

7:57 P.M. COUNCIL RECONVENED. ROLL CALL: Council Members Thompson, Moore, Gray, Bittner, Wong, Lunder, Johnson.

All present.

BOARD/COMMITTEE/COMMISSION REPORTS:

Planning and Zoning Committee / February 3rd, 2025 / Ms. Wong

Ms. Wong read the Planning and Zoning Committee report; the meeting notes are attached to the minutes.

Zoning Committee / February 4th, 2025 / Ms. Wong

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

OPEN TO THE PUBLIC TO SPEAK:

Paul Morris 7592 Pinehurst Drive. Mr. Morris asked if the fire truck was going to go out to bid or if it was just being bought, or if they looked into bonds.

LEGISLATION BEFORE COUNCIL:

ORDINANCE NO. 2024-O-20 (SECOND READING) (REFERRED TO 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

This Ordinance is still in the Zoning Committee. Ms. Wong said that the proposal has undergone and is still undergoing several revisions and asked if they could table or remove the Ordinance until it is ready. Mr. Johnson said that the Ordinance could be withdrawn.

MOTION MADE BY MS. WONG, Seconded by Mr. Bittner to withdraw Ordinance No. 2024-O-20. ROLL CALL: Ayes: Council Members Moore, Thompson, Gray, Bittner, Wong, Lunder, Johnson

MOTION CARRIED: 7/0

ORDINANCE NO. 2024-O-22 (SECOND READING) (REFERRED TO ORDINANCE COMMITTEE)

AN ORDINANCE AMENDING CODIFIED ORDINANCES 452.01, 452.17 AND 452.99 AND REPEALING ORDINANCES 452.02 AND 452.03 RELATING TO PARKING ON THE STREETS

This Ordinance is still in the Ordinance Committee. Ms. Wong said that this Ordinance will also come back and look nothing like this version and wanted to withdraw this Ordinance as well.

MOTION MADE BY MS. WONG, Seconded by Mr. Bittner to withdraw Ordinance No. 2024-O-22. ROLL CALL: Ayes: Council Members Moore, Thompson, Gray, Bittner, Wong, Lunder, Johnson

MOTION CARRIED: 7/0

ORDINANCE NO. 2025-O-01 (REFERRED TO PLANNING AND ZONING COMMISSION)

AN ORDINANCE AMENDING CODIFIED ORDINANCES 1240.02, 1258.02. AND CREATING NEW SECTION 1258.021 IN ORDER TO REGULATE CANNABIS DISPENSARIES IN THE CITY

This Ordinance has come back from Planning and Zoning.
This Ordinance was sent to second reading.

ORDINANCE NO. 2025-O-02 (AMENDED 01-14-2025) (AMENDED 01-28-2025)

AN ORDINANCE ENACTING CHAPTER 882 – CANNABIS / MARIJUANA LICENSURE

This Ordinance was sent to second reading.

ORDINANCE NO. 2025-O-03

AN ORDINANCE EXTENDING THE EXISTING 3 MONTH MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF APPLICATIONS FOR ZONING AND/OR OCCUPANCY PERMIT APPROVALS FOR CANNABIS OPERATIONS WITHIN THE CITY AND THE ISSUANCE OF SUCH APPROVALS IN THE CITY OF MENTOR ON THE LAKE FOR A PERIOD OF 2 MONTHS, AND DECLARING AN EMERGENCY

MOTION MADE BY MRS. MORE, Seconded by Mrs. Thompson, for Suspension of the Rules. ROLL CALL:
Ayes: Council Members Moore, Thompson, Gray, Wong, Lunder, Johnson Nays: Bittner
MOTION CARRIED: 6/1

MOTION MADE BY MR. LUNDER, Seconded by Mrs. Thompson, for Passage of Ordinance NO. 2025-O-03
ROLL CALL: Ayes: Council Members Moore, Thompson, Gray, Wong, Lunder, Johnson Nays: Bittner
MOTION CARRIED: 6/1

RESOLUTION NO. 2025-R-08

A RESOLUTION CONFIRMING THE APPOINTMENT OF NINA MURZYN TO THE
COMMUNITY REINVESTMENT AREA HOUSING COUCIL

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

MOTION MADE BY MR. LUNDER, Seconded by Ms. Wong, for Passage of Ordinance NO. 2025-O-08
ROLL CALL: Ayes: Council Members Moore, Thompson, Gray, Bittner, Wong, Lunder, Johnson Nays: none
MOTION CARRIED: 7/0

RESOLUTION NO. 2025-R-09

A RESOLUTION AUTHORIZING THE MAYOR AND/OR THE CITY ADMINISTRATOR TO
ENTER INTO A CONTRACT WITH AXES AND IRONS VEHICLE ALLIANCE GROUP TO
ACQUIRE A 2024 FOUTS SPARTAN FB 94, 1000 GALLON WATER, 1500 HALE Q MAX GPM
INCLUDING ALL REQUIRED STANDARD FIRE UPGRADES FIRE TRUCK; AND DECLARING
AN EMERGENCY

Discussion:

Chief Pechatsko said that he had sent out an email to council that included background on the thought process and the biggest reason why is that the truck that they have is going to be 32 years old this year and they have maintenance concerns. Last year they spend \$32,000 on parts for the truck because they had to be specifically made due to the age of the truck. Mr. Pechatsko introduced the committee that specked the truck out; Captain Corbe and Fire Fighter Tennyson. Mr. Pechatsko said that the only reason they are asking for it to be passed tonight is because the sales rep informed them of an \$80,000 sale increase in March. If they have a contract in place by February 14th and the funding in place by February 28th, it locks them into the 2024 price. If they wait, they won't get the truck that they looked at and the price will have increased by \$80,000.

Mr. Johnson asked when they made a decision to start looking at getting a new truck and Chief Pechatsko said that in his five-year plan, the year 2025 was scheduled to replace the truck and they started looking at it when he started putting his 2025 budget together and the only reason, they aren't going with the normal process of three readings is to save the tax payers \$80,000. Mr. Johnson responded that the normal process is that it goes through the appropriations process, and they haven't seen the appropriations yet for the year. Mr. Johnson said that it is hard for him to look at a large expenditure without having the larger picture of the expenditures are throughout the city. Mr. Johnson also asked if they were looking to buy the demo truck, Mr. Pechatsko said that is correct.

Mrs. Moore said that she is in support of our city having the best equipment but they took an oath to make sound finance decisions. Mrs. Moore said that the truck presented does not have the apparatus to get the

ladder high up and that we have high story buildings in the area and we would be left without that type of equipment and why they were choosing a truck without such a device and asked why they did not out the fire truck in front of them a year ago if the truck needed replaced so badly. Chief Pechatsko said that our current ladder does not reach the top of Andrews Place apartments because it is only a 50 foot ladder and our truck is strictly a ladder and is not a platform so the residents at Andrews Place would not be able to climb down that ladder so when they did a cost benefits analysis on replacing a new ladder; the discussion was that the function is not utilized enough to justify the additional cost that a ladder would cost which is 1.5-1.7 million dollars and the additional wait time is 2-3 years to build. Last year, Mr. Pechatasko asked for an increase in millage for operating expenses, not necessarily equipment and he should have. Council was handed folders with further information on the truck. Council agreed that this information would have been better to have before this meeting.

Mr. Lunder said that he is against a pumper and would like to see a ladder come in and does not want to have to depend on Mentor for their ladders and he feels like they are blindsided with this and that they should be following standard procedure. Mrs. Moore said that she knows that this took a lot of work to do, she just wishes they had the information before this council meeting instead of during the meeting.

Fire Fighter Tennyson asked to speak to Council and went over the demo truck information, the folders that they passed out to council as well; Council and Mr. Tennyson then had a discussion over the information in the folders.

Ms. Wong said that she did not feel comfortable feeling as though they were being strong-armed into making this decision so quickly and so soon and they can't make any decisions until they go over the 2025 appropriations.

After extensive discussion between Council, the fire department and the Administrative Director, Mayor Eva said that the appropriations meeting will be before the next council meeting on February 25th and suggested that they sit down before the 25th, look at this and potentially go back to the manufacturer and sales person and ask them for more time. This way they will have everything in writing and council will know the appropriations and if the fire department can hold off the sales person until the end of the month, then they can all make an intelligent decision.

This Resolution was sent to second reading.

RESOLUTION NO. 2025-R-10

A RESOLUTION APPROVING THE 2025 WAGE SETTLEMENT AGREEMENT BETWEEN THE CITY OF MENTOR-ON-THE-LAKE AND THE MENTOR-ON-THE-LAKE PART TIME FIREFIGHTERS FULLY SATISFYING THE 2025 WAGE RE-OPENER AGREEMENT UNDER THE CURRENT COLLECTIVE BARGAINING AGREEMENT; AND DECLARING AN EMERGENCY

MOTION MADE BY MR. BITTNER, Seconded by Mrs. Thompson, for Suspension of the Rules. ROLL CALL: Ayes: Council Members Thompson, Bittner Nays: Moore, Gray, Wong, Lunder, Johnson
MOTION CARRIED: 2/7

This Resolution was sent to second reading.

OLD BUSINESS: Council decided to move the discussion of council rules to the next meeting.

NEW BUSINESS: (none)

OPEN TO THE PUBLIC TO SPEAK: (none)

ANNOUNCEMENTS AND SETTINGS OF MEETINGS:

Parks and Recreation Board	Thursday, February 13 th , 2025 at 6:30 P.M. (cancelled)
Ordinance Committee	Tuesday, February 18 th , 2025 at 7:00 P.M.
Envision Steering Meeting	Thursday, February 20 th , 2025 at 7:00 P.M.
Appropriations Meeting	Monday, February 24 th , 2025 at 6:30 P.M.
Zoning Committee	Tuesday, March 4 th , 2025 at 6:30 P.M.
Public Hearing for Ordinance NO. 2025-O-01	Tuesday, March 11 th , 2025 at 7:00 P.M.

ADJOURNMENT: 8:54 P.M.


MOTION MADE BY MR. LUNDER, Seconded by Mrs. Thompson, for Adjournment. ROLL CALL: Ayes: Council Members Moore, Thompson, Gray, Bittner, Wong, Lunder, Johnson. Nays: None
MOTION CARRIED: 7/0

The next REGULAR AGENDA MEETING will be held on
Thursday, February 20th, 2025 at 6:00 P.M.

The next REGULAR MEETING OF COUNCIL will be held on
Tuesday, February 25th, 2025 at 7:00 P.M.

APPROVED:

2-25-2025
Date



ROBERT JOHNSON
President of Council

Attest: 

Clerk of Council



Fire Dept.'s Monthly Report

January, 2025

For the month of January, 2025, there were a total of 99 calls for service.

The call breakdown was as follows:

32 Fire / Service calls.

67 Rescue / EMS calls. Of those 67 calls, there were:

10 calls for Invalid assist.

0 calls requiring Narcan.

Dept. Training January, 2025

EMS drills presented by U.H. Lake Health.

Topic was: Training on the new protocol App.

Department shift drills for the month of January

E.M.S. – Department C.P.R. renewal

Fire – Garden Apartment Fire Near Miss Incident

Hands on training - Apartment pack operations

Dept. Activity January, 2025

Angie's Pizza 7875 Munson Hood Inspection

In January, the department members who are part of the Lake County Fire Investigation Unit (F.I.U.) attended training.

The department members who are part of the Lake County Hazardous Intervention Team (H.I.T.) attended training.

F.F. Klems and F.F. Tennyson attended a Self-Contained Breathing Apparatus (S.C.B.A.) Tech. class and are now certified to maintain our S.C.B.A.'s

Capt. Campaign attended an Ohio Fire Incident Reporting System (OFIRS) class taught by the State Fire Marshal office. Through this class, Capt. Campaign learned how to code incidents quickly and efficiently as well as when each field should and should not be filled out and how to find the information to put in the box.

Congratulations to our members celebrating a service anniversary in January,

F.F. Heimberger - 31 years

Lt. Brown – 30 years

**2/11/2025 Council Meeting Report on
Planning & Zoning Commission Meeting 2/03/2025**

The Planning & Zoning Commission met on Monday, February 3, 2025 at 6:00 pm.

In Attendance: Commission Members Sweeney, Leonard, Weisenberger, Wong; Mayor Eva, Mr. Snyder

Absent: Commission Member Cason

Also present: Council President Johnson; residents Robert Yurchick and Kristen Nichols.

2024 Vice-Chair **Mr. Sweeney** was sworn in for another 3-year term and presided over the meeting.

Election of Officers: Given Ms. Cason's absence, the group voted to postpone election of 2025 officers.

Revision of Board Rules: During the annual review of Commission Rules, some updates and modifications were discussed. A legal question was raised as to whether this body may allow any virtual participation (including qualification for quorum and voting privileges) by its members under ORC now and whether that will change when OH HB 257 goes into effect on April 8. Discussion of Commission Rules modifications will continue at the next meeting.

Other Business:

- The request for a fence variance at 7957 Lakeshore Blvd that would have included 4'H construction within the front set-back area of this corner property was unanimously denied by the Commission. The Fire Chief's request that any fence material be located at least 3' from the corner hydrant was also noted.
- 2025-O-01, regarding changes the Zoning Code to allow and define adult-use cannabis sales in the City, was reviewed by the Commission and is returned to Council with the unanimous recommendation to proceed with it, as written.

The Meeting adjourned at 7:45 pm.

Next Regularly Scheduled Commission Meeting: Monday, March 3, at 6:00 pm

Respectfully submitted,



Jeannie Wong, Council Ward 1

Council Representative to the Planning & Zoning Commission

Mentor-on-the-Lake City Council Committee Minutes & Report

Committee Name: Zoning Committee

Date: 2/4/2025

Start Time: 6:30 pm

Stop time: 7:30 pm

Purpose: 1) Review CRA Exemption qualifications; 2) Revisions to 1280.05 Parking Surfaces;
3) Revisions to 1242.03 Conditional Use Permits; 4) Revision of 2024-O-20 STR Regulation

Attendance

Committee Chair: Jeannie Wong

Committee Members: 1. Jim Lunder 2. Skip Gray

Council Member: Robert Johnson, President

Zoning & Housing Administrator: Chuck Snyder

Members of the Public: Paul Morris, Jason Morris

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

New Business - Review of CRA Chapter 893 Exemption Qualifications: The Committee was recently assigned review of this Chapter to ensure that all improvement work that increases the property tax valuation on residential single-family owner-occupied properties will be eligible for property tax exemption (as defined in the Chapter), while continuing to disallow eligibility of whole-home new residential construction. When the law was last modified in November 2023, the desire was to reduce erosion of the tax base by preventing commercial entities from building new homes *en masse* and offering the tax break to buyers, when those moving into the City by purchasing and improving existing homes and bore the full tax burden. Therefore, the current law states that only “remodeling” of existing “dwellings” on residential single-family owner-occupied is eligible for the program and does not include any residential “new construction”. However, it has come to notice that this law also excludes from eligibility the remodeling and construction of any outbuilding (such as a detached garage, shed, storage barn, etc.) that might increase the property’s tax valuation. The Committee suggests that if the City is going to offer any incentives for homeowners to undertake major improvements that will increase property value, then this program should be altered to include eligibility of newly constructed outbuildings, so long as they do not provide accommodation for additional housing or dwelling use on the property.

We reviewed ORC 3735.65-.67 on how CRA eligibility elements must be included in the local ordinance and wonder whether we are allowed to further define the residential “new construction” that is allowed, or whether adding the category requires us to allow *any and all* new construction. Further, we wonder whether our ordinance can define the term “dwelling” to include any structure (building) on residential property so that it is clear that remodeling of existing non-housing outbuildings is included in program eligibility. These are questions that will be posed to our Law Director for an opinion and drafted into an amendment, if allowed.

Summary - The Committee reviewed the evolution of Chapter 893 on residential CRA tax abatement eligibility and also reviewed ORC 3735.65-.67 on what can be included in the local ordinance. Currently, our law states that “remodeling” of existing “dwellings” is eligible, but no residential “new construction” qualifies. The Committee wishes to define and restrict eligible residential “new construction” to include non-dwelling outbuildings. We also wish to define “dwelling” under this Chapter to encompass any structure (building) on a qualifying residential property, so that remodeling of existing outbuildings is included in the program. Our Law Director has been consulted and the responses will be discussed at the next Committee meeting.

Ongoing Business – Driveway materials standards: This Committee has been drafting changes to *1280.05 Parking Surfaces* in an effort to improve the standards for residential driveway construction and replacement. The work has focused on establishing a preference for more durable materials such as concrete over asphalt, and either over gravel, when it comes to replacing an existing driveway. Further, the expansion or addition of improved parking surfaces in the front of a lot (e.g. parking pad) will be required to match the existing driveway material in order to maintain visual uniformity across any given lot.

Summary – The Committee agreed on revisions to *1280.05 Parking Surfaces* to improve the standards for driveway construction and replacement materials throughout our neighborhoods. The draft has been forwarded to the Administration for review and input, and the responses will be discussed at the next Committee meeting.

Ongoing Business – Revisions to Conditional Use Permit process: The Committee continued evaluation of revisions to 1242.03 Conditional Use Permits that would add due process for the appeals procedure and codify the standards by which the Planning & Zoning Commission reviews applications and issues CUP. While P&Z already currently incorporates most of these principles when reviewing applications, the Committee agreed that evaluation criteria and the standards for acceptance and denial should be standardized and codified for transparency and reference. The changes will be incorporated into the next draft, which will be reviewed further at the next meeting.

Summary - The Committee continued evaluation of revisions to *1242.03 Conditional Use Permits* that would add due process for the appeals procedure and codify the standards by which the Planning & Zoning Commission reviews applications and issues CUP. A second draft will be reviewed at the next Committee meeting.

Further Business – Revisions to 2024-O-20 Short-Term Rental Regulations (and related Lodging Tax Ordinance): The work on Short-Term Rental regulations was moved to this group from the Ordinance Committee for 2025. Work has begun to simplify and shorten the proposed legislation. The group agreed that more restrictive occupancy, parking, or other requirements on STR guests should not be required by this ordinance when such restrictions are not placed on any other City residents, whether homeowners or long-term renters. It was felt instead that STRs should be held to compliance with all City ordinances, and that our responsibility would be to make sure that the ordinances on the most common problem behaviors (e.g. noise, parking, etc.) are specific enough to address disrespectful STR host/guest activity. It was noted further (per communication received directly from Airbnb) that some STR platforms collect applicable lodging taxes directly from the clients who book on their site, then remit the tax to the relevant local government. This will be helpful for enforcing and collecting tax payments.

Summary – Work to simplify and shorten proposed Short-Term Rental regulation has been moved to this group from the Ordinance Committee. Revision updates will be presented at our next Committee meeting.

The meeting was adjourned at 7:30 pm.

Respectfully submitted,



Jeannie Wong - Chair, Zoning Committee

Administration

- We started transitioning to ADP for Payroll. The estimated kick off is April 5th.
- Our Zoning software is 75% finished. It should be fully functional on April 1st.
- We have selected a service person to add to our crew, he is going through the hiring process and we are looking to add one more.