

**MINUTES OF THE HOUSING COMMITTEE**  
**January 29, 2018**  
**East Conference Room**

**Present:** Councilmembers Anderson, O'Malley, & Rader

**Also Present:** Planning Director Sylvester, Building Commissioner Mike Molinski, City Planner Michelle Nochta, Councilmember Bullock, and one member of the public

**Call to Order:** 7:05 p.m.

**ORDINANCE NO. 2-18** – Amending various parts of Chapter 1306, Property Maintenance and Safety Code...(light pollution)

Ms. Nochta delivered a presentation on light trespass, how complaints are currently handled in the City and potential legislative strategies to improve the City's management of light trespass. Ms. Nochta expressed that she and the Planning Department would like to incorporate Council feedback and return to Housing Committee in a few weeks with a more substantial ordinance.

Ms. Nochta explained that a light trespass ordinance would protect neighbors, walkers, and drivers from glare and light trespass. She remarked that the biggest concern in Lakewood is light trespassing from the commercial district into the residential district. She debunked the idea that increased lighting reduces crime and explained why this is not the case. She noted that security experts instead recommend low even light and/or motion sensors.

Currently the City has no ordinance to address light trespass. When the Building Department and ARB receive a proposal for a new project they pay close attention to the lighting and help guide the developer toward appropriate lighting choices. However there is no mechanism for addressing complaints.

Building Department officials remarked that new LED lighting has increased complaints and problems due to its brighter quality. Ms. Nochta presented a list of categories of light trespass that an effective ordinance should address. She provided visual examples (photos) of current lighting situations around the City.

Ms. Nochta described the City's intended approach to addressing light trespass and glare which is to define it by what a reasonable person would judge to be a nuisance. To enforce the ordinance, the City will perform inspections and work to abate light trespass. The Department will also put together a list of best practices to share with the community. A change in ordinance will not affect existing lighting.

Councilmembers asked if an ordinance can be written to assess light trespass by a standard other than a reasonable person standard, such as by lumen count.

Ms. Nochta explained why a reasonable person standard is best for Lakewood. She stated that glare cannot be measured and also noted the costs of purchasing a light meter and training

employees on its use. Furthermore, she noted that the source of light being measured can be subjective in a densely crowded community like ours.

The Committee discussed whether this ordinance would have an impact on the City's streetlights. Ms. Nochta and others will bring Director Beno into the conversation and investigate this question further.

The Committee discussed whether reduced lighting could impact the effectiveness of security cameras. It was noted that most cameras are mounted on light poles.

Councilmember Bullock expressed interest in having an ordinance that addresses residential light trespass and pursuing the Dark Skies Initiative.

Councilmembers should provide additional feedback to Ms. Nochta.

**ORDINANCE 3-18 – Authorizing and directing the Director of Planning and Development or the Mayor to enter into an agreement with Payne and Payne Custom Builders, Inc. for the sale of 2107 Robin Street, Lakewood, Ohio (PPN#315-22-074) and 2111 Robin Street, Lakewood, Ohio (PPN#315-22-120, pursuant to Section 155.07 of the Codified Ordinances.**

Director Sylvester explained the history of the Birdtown infill project which will bring four new construction single-family homes to the neighborhood. Two will be affordable housing and the other two will be market rate housing.

Ordinance 3-18 requests Council approval to sell the two market rate lots to Payne and Payne Builders - 2107 and 2111 Robin. Both homes will have first-floor master suites and are expected to sell for mid to upper \$200s.

Director Sylvester explained that Payne and Payne were selected by the City to develop the parcels after a competitive RFQ process in 2016. He explained the rationale for why the City selected Payne and Payne over the other four respondents.

Director Sylvester discussed the project timeline. Groundbreaking will happen in April and construction will be completed by September 2018.

Director Sylvester remarked on the City's return on investment from the project. Where the City previously had one home, there will now be four. There will be no tax abatement or TIFF. He explained the advantages of using the RFQ process over selling the land on the private market. The City will transfer the land for \$50. The City has no concern about this arrangement and feels that charging the developer market rate would take away resources from the project.

Councilmember O'Malley expressed great enthusiasm for the project. He stated that a one-time land transfer is worthwhile in this case considering the benefits that will be reaped.

The Committee discussed the affordable housing units and how the city will manage the qualifications of applicants.

A motion was made and seconded to recommend adoption of Ordinance 3-18. All members voted in favor. Motion passed.

Housing Committee adjourned at 8:33 p.m.