

**MINUTES OF THE HOUSING COMMITTEE**  
**March 9, 2020**  
**East Conference Room**

**Present:** Councilmembers Shachner, Rader, & Kepple

**Also Present:** Councilmember Bullock, Law Director Corrigan, Building Commissioner Joe Meyers, Program Manager Mary Leigh, multiple members of the public, & Deputy Clerk Lascu taking minutes

**Call to Order:** 5:59 p.m.

**AGENDA**

**Approval of the minutes of the December 2, 2019 Housing Committee meeting.**

Chairman Shachner made a motion, seconded by Councilmember Rader to approve the minutes of the committee's meeting on December 2, 2019.

All members in favor. Motion passed. The minutes were approved.

**ORDINANCE 05-2020 - AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, authorizing and directing the Director of Planning and Development or the Mayor to enter into an agreement with a licensed real estate broker to market for sale the real property located at 1612 Orchard Grove Avenue, Lakewood, Ohio (PPN 313-24-006) for a period of 180 days, pursuant to Section 155.07 of the Codified Ordinances. (1st read & referred to HPD 2/18/20, 2nd reading 3/2/20)**

Planning Department Program Manager Mary Leigh gave a brief presentation and provided background on the property located at 1612 Orchard Grove Ave. It was acquired through a direct transfer through the land bank and federal funds were used to renovate the property. The renovations are near completion and the city is required to sell it to a low to moderate income household. The maximum sale value of the home is restricted. A community open house will be conducted at the property in April. Home renovations like the one that occurred at this property are part of the city's affordable housing strategy.

Chairman Shachner inquired as to whether there were brokers that the city typically uses. Ms. Leigh indicated that the city reaches out to people that they've had success with in the past, however they try to switch out brokers frequently. Chairman Shachner also asked whether a buyer would have to be to get a mortgage for the property. Ms. Leigh indicated that a buyer

would go through credit counseling and have to get financing from a bank. The city offers some down payment assistance. There is also an option in federal regulations for a profit-sharing agreement, which incentivizes the buyers to stay in the home longer.

Chairman Shachner asked whether the Planning Department found it challenging to find someone that is of low to moderate income, but still eligible for bank financing. Ms. Leigh indicated that the department usually has no problem selling single family homes, however pointed to a project that involved two townhouses where it was difficult to find buyers with the required profile.

Councilmember Rader and Mary Leigh discussed Council's involvement in the projects and Ms. Leigh welcomed councilmembers to observe the process. She noted that asbestos abatement at the home was a significant issue and that the lead abatement clearance is to be achieved by the end of the rehabilitation process, upon questioning from Councilmember Rader.

Chairman Shachner made a motion, seconded by Councilmember Rader to recommend Ordinance 05-2020 for adoption by full Council.

*Discussion:* Councilmember Bullock inquired as to how many other properties the city is abating/renovating. Ms. Leigh indicated that properties the city works with largely come through the expedited foreclosure process. There is a double on Halstead and a single-family home on Hopkins. There are fewer homes

*On the motion:* All members voted in favor. Motion passed. Ordinance 05-2020 to be recommended for adoption by full Council.

**Communication from Councilmember Shachner regarding beekeeping. (Referred to HPD 3/2/20)**

Chairman Shachner outlined the discussion regarding beekeeping in Lakewood, raising significant questions, such as how many hives should be allowed per square foot, how intrusive is beekeeping for neighbors, and does the city need to have its own permitting process or can it just let the county or state handle inspections. Currently, 18 properties in Lakewood have beehives, with some having 3 hives on their property. Residential tracts in Lakewood are between 3,800 square feet to 5,000 square feet in size on average. Cleveland's ordinance allows 1 hive per 2,400 square feet, however the Chairman's preliminary research indicates that beekeepers like to have more than 1 hive.

One of the goals of Lakewood's legislation is to not further burden the city's Building Department. Chairman Shachner's draft legislation contains a noticing requirement that a

beekeeper would need to send into the city, detailing how many hives there are. It also requires 48 hours notice to be given to access a beekeeper's property for inspection. The legislation may need some clarification in terms of water resource requirements. Bees have very good memories and normally return to the largest water source available. The legislation proposes hives to be included as a permitted accessory use at R1, R2, and ML properties.

Councilmember Rader expressed his support of the legislation and highlighted that Council mainly seeks to merely regulate the use of space and encourage pollination, a very important activity for the ecosystem. Councilmember Kepple asked a question as to whether any waste water or waste products are produced by the keeping of bees. Larry Theurer, Vice President of the Lorain County Beekeepers Association and Cleveland resident, indicated that there is almost 0 waste associated with beekeeping. He added that beekeepers can put out water in a nearby birdbath in their yard or put in a water bottle near a hive's entrance. Peggy Garnes, President of the Ohio State Beekeepers Association (OSBA) indicated that bees will not stray from a property if they have an established water source. Tony Nani, a hobby beekeeper, commented that that 1 hive on a property in Lakewood seems reasonable due to homes close proximity to each other. Brenna Theurer, treasurer of the Greater Cleveland Beekeepers Association, gave examples of how beekeeping is executed in Cleveland's Old Brooklyn neighborhood. The group of experts also referred Council to Cuyahoga Falls' beekeeping law.

Councilmembers asked a series of questions regarding the logistics of beekeeping, to which some of the experts on hand responded. Chairman Shachner noted that he considered adding in a hive density component to the law to prevent people from becoming overzealous. The committee also reviewed the County's inspection process, based on information provided by the experts in attendance.

Councilmember Kepple inquired about the enforcement of the law, and it was noted that it would function similarly to section 505.18 D of the criminal code, as a misdemeanor punishable with a \$550 fine. Director Corrigan and Councilmembers considered that the city could contract out with local resources provided by the OSBA, instead of the county, as they believe the city could be a more customer friendly entity. By and large, the beekeeping law seeks to match up with state code.

It was determined that education of new beekeepers would be valuable and options were explored such as creating informational handouts or establishing a class. Chairman Shachner welcomed members to make changes as they see fit and that the legislation will be reviewed in a month at another committee meeting.

Chairman Shachner made a motion to adjourn at 7:29 p.m.