

Eastlake City Council
Ordinance Committee Meeting
March 10, 2026
6:00 p.m.

MEETING CALLED TO ORDER

ROLL CALL

This meeting was called to order by Chairman Todd Gulley. All members of Council present. Attending from the Administration were Law Director Klammer, Mayor Kostelnik, City Engineer Meluch, and CBO Menn.

Topic 1. Mr. Gulley refers Council to an email that the Police Chief sent out on March 4. It references two particular instances where this situation occurred that were both remedied already. Mr. Gulley asks if this Ordinance needs changes or if we think it is okay?

Mr. Meyers says if the Police Chief is fine with it, he is as well. No one seems to think that we need to update this Ordinance after the Police Chief's recommendation.

The Committee votes to pull this item.

Topic 2. Mr. Gulley gives the floor to Mr. Menn pertaining to this topic. He says it's essentially a nuisance ticket. A civil matter. There are people with boats in the yard or garbage everywhere. The idea behind this, he got from Cleveland. They started it about 2 years ago. What they do is that they found taking people to court, they might not show up or finding the owner is a challenge. Hopefully what this would do is that we could give them a letter with 10 days notice or whatever to remedy the situation. What he proposed is that we first have to identify the problem through the inspector and they would decide if the case is warranted to have a nuisance ticket penalty sent out to that address. We would also send one out to the property owner who sometimes lives at another address. He knows of a house with a mobile home parked in a driveway forever that does not work. We tell them to move it and get it fixed or whatever and they don't do it. We could send a violation letter with a ticket price of whatever Council decides and they have so many days to pay it and if they do not, it goes on their taxes like when we cut grass. It may wake them up. If they don't do it again, we could send another one and so on. We do this with lawns now. Sometimes we have to cut someone's lawn 3-4 times per year. He thinks this might be a way to help us to clean up some things in the City. He is not trying to use this as a money grab. Not every situation will apply to this. He is trying to use it for situations that it requires and we get it cleaned up. Say someone does do the job or move the object in the time frame, but they have a ticket price here, they say can I get my money waived? That would be up to Council... should we enforce it? Leave it up to the building department? Say okay you did respond and take care of it so we waive it? Might be a way to show the residents we aren't after money, we are trying to get the problems cleaned up. Just ideas thrown out there.

Mr. Gulley says that looking through the Ordinances, in May 2023, Council passed an Ordinance related to exterior property that he feels would fall under what Mr. Menn is saying. It would just be about having an enforcement piece.

The Committee has no questions.

Ms. Krajnyak has a question. Historically, whenever there was a vehicle it has fallen to police. Will that go to building now?

Mr. Menn says there are a lot of times building and the police work together. This example for the mobile home has been a problem for years. He isn't going to bother the Chief with that. We have asked them to move it before or get it running and plated. They don't do it. Maybe something like this will wake them up.

Ms. Krajnyak says if they are to get it running and plated are there any Ordinances that say you can't have a vehicle that big?

Mr. Menn says no we do not do anything as long as it is plated and running and not blocking the view of traffic. There are also instances where garbage cans are left out for weeks at a time and despite notices, people don't put them away. If they get a letter with a fine on it, may stop them from doing that.

Mr. Gulley asks if he proposes an escalating fee structure?

Mr. Menn says yes. People are going to go to the Mayor and he's willing to take a chance on helping with this. It's not a money grab, just please clean up the City.

Mr. Klammer says he will look at the Cleveland ordinance. The issue is that sometimes you have to have an opportunity to contest these fines.

Mr. Menn says yeah some sort of appeal process.

Mr. Klammer says he will take a look at it.

Mr. Menn says an appeal process like they would come to him and explain the situation. He is open to working with people, but it's a tool for getting things done. If they don't like his decision they could go to Board of Zoning but they'd have to pay for the application. He's not trying to make it difficult, but the City can't keep spending the money and not getting results either.

Mr. Klammer says if Council is interested he will look into it.

Mr. Meyers says he would like to see a fee structure before moving forward.

Mr. Menn says maybe 100 then 150 then 200. It's up to Council.

Mr. Meyers says maybe a maximum amount too.

Mr. Menn says he doesn't want to start at like 500 but needs to be a little bit to wake people up.

Mr. Meyers says that the City of Cleveland gives residents until sundown on garbage day and then they go around and take a picture of your can and give you a ticket on your can with a \$150 fine.

The Committee votes to have Mr. Klammer draft something up.

Mr. Menn goes into the rental part of things now. We are trying to approach it to get things cleaned up on the outside of homes. Whatever you do inside your house is up to you, but what the neighbors see and what we see, that's another things. Rentals they are making money. He had one of his guys go through our system and he also spoke to someone with Lake County Planning Commission. We came up with 800-1500 homes right now, but he suspects more. We are thinking with our system that we have right now, we could be around 800. Dave feels the same way with the Planning Commission. He explains the various ways they find out about rentals. At first this program will be slow. Won't be 800 people coming through the door. It takes a couple years to get going. He is looking possibly for a 2 year program so if you do it today you're good for 2 years. This is pretty typical for the area. He feels doing it yearly might be a challenge for staffing among other things. Once you do an inspection, the hard part is following up on the inspection. It's hard to come back and catch up. Doing the inspection is the easy part. After violation #2 then what? We go to Court?

Mr. Gulley says his immediate concern is how does the owner pass that along to the inhabitant?

Mr. Menn says yes it's a balance. A lot of times the tenant will call and say the owner told them it's their responsibility. He says well look at their lease.

Mr. Gulley says he certainly appreciates the intent. If people are looking at moving in, they're more likely to investigate in nice clean neighborhoods. This seems reasonable to have some type of program in place.

Mr. Menn says a couple other Cities in the area have a program. Again, he discussed this with the Mayor. This will likely take more time to figure out if Council wants to do it. Just some ideas they are coming up with. We could look at various items that Council would want this to include. Again, can we give extensions? Yes. We always want to work with people. If you notify us and say you need more time but you're showing progress then okay that's fine we just need to keep you moving. It's a challenge. A lot of people might not like it. Again, other Cities are doing it. He thinks it is time we look at something like this. Last time we were going to do inside and outside. This is just for the outside we are trying to make the appearance okay.

Mr. Meyers asks do you envision with this estimate of properties, do you think you'd need additional personnel?

Mr. Menn says yes you would have to once it kicked in... maybe a year or so. Probably 2 people. An inspector and maybe a part-time secondary. Do we need more equipment? Maybe. It would eventually get paid for by the program. You always want to say about 1/4 of your City is probably rentals.

Mr. Meyers says he mentioned bi-annual inspection?

Mr. Menn says yeah he thinks every year especially if there are a lot of homes, you will never keep up.

Mr. Gulley says you could almost do it staggered.

Ms. Krajnyak says after those fees, would you abate them if unpaid?

Mr. Menn says lets do it two ways. First notice, you ignore me and we send a second one regarding rental inspection... then a third... what we do we do with no response then? What do we do with that address then?

Ms. Krajnyak asks about occupancy permits?

Mr. Menn says we would come up with something.

Ms. Krajnyak says if they have an occupancy permit and then two years later they don't respond, can you pull it?

Mr. Menn says he's not talking about the inside so the occupancy permit.

Mr. Gulley says he thinks she's referring to pulling the renter's permit?

Ms. Krajnyak says the occupancy permit doesn't have to do anything with the inside, we could just say okay you have to keep up on this inspection every 2 years.

Mr. Menn says yes but then you'd have to take all those people to Court. Which yes, he agrees with her, but you have to decide what you want to do then.

Ms. Krajnyak says we do those permits for businesses and if this is considered a business she doesn't think it should be anything different.

Mr. Menn says yes but just remember it gets difficult to keep track of 1000 homes.

Mr. Meyers asks if you would be requiring them to get an inspection and then purchase the permit?

Mr. Menn says no if they got all the inspections then we could send them something that says your house is in good standing with the City or something like that.

Mr. Gulley says that actually might be something that rental owners might like, having accreditation with the City of good standing.

No one else has any questions.

Mr. Klammer says he will revisit the old discussions on it but this one will take a while.

It is decided to be tabled for 30 days in Committee so there is no rush to try to prepare.

Topic 3: Mr. Gulley refers Council back to the email from the Police Chief regarding what he is proposing which is tweaking the language for a mandatory retirement age for personnel hired after the proposed date of 12/31/25 so it would not affect those hired prior to that date.

The Committee has no comments.

Mr. Meyers asks if the Chief has any issues with people over 70?

Mr. Gulley says no he has people over 70 working that he doesn't want them to be impacted by this but he wants it to pertain to new hires.

The Committee votes unanimously to update the language for the Ordinance per the Chief's recommendation to adjust the age.

PUBLIC:

No one wishes to speak.

ADJOURNMENT

This meeting was adjourned at 6:39 p.m.



MIKE SEMICK, COUNCIL PRESIDENT

APPROVED: 03124/26

ATTEST: 

ALYSSA MORAN, CLERK OF COUNCIL