



12650 DETROIT AVENUE 44107 216-529-6055

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Issued 05/12/23

## **PUBLIC NOTICE HOUSING, PLANNING, & DEVELOPMENT COMMITTEE**

The Housing, Planning, & Development Committee will meet Monday May 15, 2023 at 6:00 p.m. in the City Hall Auditorium at 12650 Detroit Ave. The meeting is open to the public.

Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 [michelle.nochta@lakewoodoh.net](mailto:michelle.nochta@lakewoodoh.net).

The meeting will be livestreamed on the City's website at the following link:

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[www.lakewoodoh.gov/councilvideos](http://www.lakewoodoh.gov/councilvideos)

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### **PUBLIC COMMENT PROTOCOL (Updated 6/21)**

The public is invited to comment on agenda items in person or by submitting a written comment in advance of the meeting using the eComment platform available [HERE](#). New users must create an eComment account.

### ***The agenda is as follows:***

Approval of the minutes of the April 17, 2023 Housing, Planning & Development Committee meeting.

**ORDINANCE 09-2023** - AN ORDINANCE amending Section 1173.01 Certificate of Code Compliance of the Lakewood Codified Ordinances to require inspection and certification of all properties formally owner-occupied that become rental properties. (*1<sup>st</sup> read & referred to HPD 4/17/23*)

Tom Bullock, Chair  
Jason Shachner, Sarah Kepple Members  
**HOUSING, PLANNING, & DEVELOPMENT COMMITTEE**

ORDINANCE NO. 09-2023

By:

AN ORDINANCE amending Section 1173.01 Certificate of Code Compliance of the Lakewood Codified Ordinances to require inspection and certification of all properties formally owner-occupied that become rental properties.

WHEREAS, Lakewood has nearly 3,000 rental units; and

WHEREAS, currently, rental units are not subject to a certificate of code compliance; and

WHEREAS, requiring inspection and certification of new rentals in the City of Lakewood will better ensure that rental housing stock is well maintained and meets code requirements; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LAKEWOOD:

Section 1. That section 1173.01 Certificate of Code Compliance, of the Lakewood Codified Ordinances, currently reading as follows:

1173.01 CERTIFICATE OF CODE COMPLIANCE REQUIRED.

A certificate of code compliance shall be obtained from the Commissioner for any of the following:

- (a) Use and occupancy of a building hereafter erected or structurally altered.
- (b) A change in use of an existing building to a use of a different district classification under this *Code*.
- (c) Use and occupancy of vacant land or change in use of land.
- (d) Any change in the use of a non-conforming use.
- (e) Any change of tenants of a retail unit.
- (f) Any change in the ownership of a rental dwelling pursuant to Section 1306.53.

No such occupancy, use or change of use shall take place until a certificate of code compliance has been issued by the Commissioner.

is hereby repealed.

Section 2. That new section 1173.01 Certificate of Code Compliance, is hereby enacted to read as follows:

1173.01 CERTIFICATE OF CODE COMPLIANCE REQUIRED.

A certificate of code compliance shall be obtained from the Commissioner for any of the following:

- (a) Use and occupancy of a building hereafter erected or structurally altered.
- (b) A change in use of an existing building to a use of a different district classification under this *Code*.
- (c) Use and occupancy of vacant land or change in use of land.
- (d) Any change in the use of a non-conforming use.
- (e) Any change of tenants of a retail unit.
- (f) Any change in the ownership of a rental dwelling pursuant to Section 1306.53.
- (g) Any change in the use of a property from an owner-occupied property to a rental property.**

No such occupancy, use or change of use shall take place until a certificate of code compliance has been issued by the Commissioner.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were passed in an open meeting of this

Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including R.C. Section 121.22.

Adopted: \_\_\_\_\_

\_\_\_\_\_  
John Litten, President of Council

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Maureen M. Bach, Clerk of Council

Approved: \_\_\_\_\_

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Meghan F. George, Mayor