

City of Willoughby Hills

Regular Council Meeting Minutes of April 11, 2024

The Regular Council Meeting was called to order on Thursday, April 11, 2024 at 7:00 p.m. in Council Chambers. **Council President Kline** presided.

Call to Order 7:00 p.m. (0:01)

Cell Phone Reminder to Turn off Devices

Pledge of Allegiance (Audio: 0:20)

ROLL CALL (Audio: 0:41)

Members Present: Councilwoman Vicki Miller, Councilwoman Sivo, Council Vice President Tanya Taylor, Councilman Joe Jarmuszkiewicz, Council President Michael Kline, and Councilman Dan Knecht

Also Present: Mayor Christopher Hallum, Law Director Michael C. Lucas, City Engineer Pete DiFranco, and Finance Director Bruce Scott

Absent: Councilwoman Belich

Motion made by Councilwoman Miller, seconded by Council Vice President Taylor Draper to excuse Councilwoman Belich from tonight's meeting.

Discussion on the Motion:

Councilwoman Miller stated Councilwoman Belich followed correct protocol, and congratulated Councilwoman Belich's daughter on making it to a final competition.

Roll Call: **AYES:** Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0

Motion passes to excuse Council Councilwoman Belich from tonight's meeting.

Appointment of Council Clerk Pro Tem:

Motion made by Councilwoman Miller, seconded by Councilwoman Sivo to appoint Laura O'Donnell as Council Clerk Pro Tem for tonight's meeting.

Roll Call: **AYES:** Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0

Motion passes to appoint Laura O'Donnell as Council Clerk Pro Tem for tonight's meeting.

DISPOSITION OF THE JOURNAL (Audio: 3:11)

Motion made by Council Vice President Taylor Draper seconded by Councilwoman Miller to approve the minutes of the March 28, 2024 Regular Meeting of Council.

Discussion on the Motion:

None.

Roll Call: AYES: Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht

NAYS: None

Vote: 6/0

Motion passes to approve the minutes of the March 28, 2024 Regular Meeting of Council.

COUNCIL CORRESPONDENCE AND MISCELLANEOUS REPORTS (Audio: 4:04)

04/09/2024 Email from Karen Mehollin Re: News Herald Invoice (Council legislation)
04/09/2024 Email from Karen Mehollin RE: WH Adopted Legislation for MARCH
04/08/2024 Email from Tanya Taylor Draper Re: CDBG
04/08/2024 Email from Karen Mehollin Re: CDBG
04/07/2024 Email from Joe Jarmus Re: Working Committee of Council Meeting | April 8, 2024
04/04/2024 Email from Mike Kline Re: District Meeting
04/04/2024 Email from Karen Mehollin FW: Ordinance and a motion
04/04/2024 Email from Gloria Majeski2nd part of 3/29/24 Council meeting audio
04/04/2024 Email from Tanya Taylor Draper Re: Shoppes - Demolition
04/04/2024 Email from Karen Mehollin FW: INC-182670 Willoughby Hills suspended email accounts
04/03/2024 Email from Stephanie E. Landgraf RE: Laketrans Bus Stop - Shoppes at Willoughby Hills
04/03/2024 Email from Michael C. Lucas Revised Ordinance No. 2024-017
04/03/2024 Email from Karen Mehollin FW: Mayor's report
04/03/2024 Email from Karen Mehollin Re: Deep Cleaning tomorrow!
04/03/2024 Email from Karen Mehollin Re: WH Adopted Legislation for MARCH
04/03/2024 Email from Karen Mehollin Re: Public Notification for April Meetings
04/02/2024 Email from Karen Mehollin Re: License Permit Number C NEW 6521509-0590
04/02/2024 Email from Willoughby Hills Fire Chief RE: Spring District Meetings
03/28/2024 Email from pc-ab Re: WH PCABR Meeting 4/4/2024 - THURSDAY - 7:00 pm
03/28/2024 Email from Pietro DiFranco Re: Laketrans Bus Stop - Shoppes at Willoughby Hills
03/28/2024 Email from Tanya Taylor Draper Re: Regular Meeting of Council | March 28, 2024
03/28/2024 Email from brenda.cusack@construction.com Re: 2024 Street Rehabilitation
03/27/2024 Email from Tanya Taylor Draper Re: Regular Meeting of Council | March 28, 2024
03/27/2024 Email from Stephanie E. Landgraf RE: Resident Notification Ordinance

PUBLIC PORTION #1 (Audio: 4:17)

An opportunity for the public to address Council concerning anything pertaining to tonight's agenda.

Public Portion #1 opened at 7:04 p.m.

No one spoke.

Public Portion #1 closed at 7:04 p.m.

MAYOR'S REPORT (Audio: 4:37)

Mayor Hallum reported:

We had approximately 100 people attend the eclipse watch party. It was nice to see many of you join us at the Community Center to have some fun and watch together. Thank you to our Recreation, Fire, Police, and Service departments for their help and participation.

On tonight's agenda is Ordinance 2024-017. The Ordinance will enable our Service Department to get a new 2024 Mack truck cab up-fitted. The City received two quotes from Sourcewell. The lowest bid was from Travista out of Painesville at \$109,064. The Mayor supports the passage of this Ordinance.

We received two bids on the 2024 Sewer Rehabilitation project. The lowest bid was United Survey at \$182,000. They handled the work previously. The Mayor supports the passage of this on First Reading.

We received five bids for the Street Rehabilitation project. The lowest bidder for that was Phillips Paving (previously Chagrin Paving) at \$255,255. Swift passage will enable the city to get on their schedule as soon as possible.

The Mayor also supports passage of Resolution 2024-007 which authorizes the City Engineer to work with Laketran on the proposed bus stop at the Shoppes of Willoughby Hills.

LAW DIRECTOR'S REPORT (Audio: 7:30)

Law Director Lucas commented on two pieces of legislation:

- In Ordinance 2024-009, there is a clerical error in the fifth whereas clause: it should state "Phillips Paving" not "Ronyak Paving".

- Law Director Lucas would like to keep Ordinance 2024-021 on First Reading as there are still issues being ironed out; he would also like to supply Council with a redlined version for reference.

- Mr. Lucas reminded Council that some legislation would require the waiving of the 48 Hour Rule. The rule was briefly discussed (**Audio: 9:53**)

FINANCE DIRECTOR'S REPORT (Audio: 10:33)

Finance Director Scott reported the County certified the 2024 Budget late last week. The March financials were loaded on Monday. Cash may appear lower this year than last year due to timing and property taxes; they were received late.

CITY ENGINEER'S REPORT (Audio: 11:17)

City Engineer DiFranco reported:

- He supports the passage of Ordinances 2024-018 and 2024-019. Both projects have been discussed since January.
- The Lake County Engineer is planning to replace a bridge that's crossing Bishop Road near Chardon. Some residents have noticed temporary signs that have been installed prematurely. They will not start work until June, but Bishop Road will be closed to thru traffic during construction.

Council Vice President Taylor Draper asked if the Bishop Road construction was near the church?
City Engineer DiFranco replied “yes”.

BOARDS & COMMISSIONS REPORTS / COMMITTEE REPORTS (Audio 12:37)

PC-ABR reported by Council Vice President Taylor Draper

Council Vice President Taylor Draper reported:

- Planning Commission Architectural Board of Review met on April 4. During the Architectural Board portion of the meeting a rear roof extension was approved at 2829 Orchard Drive.
- There was no business during the Planning portion.

Mayor Hallum added a friendly reminder regarding permits. (Audio: 13:27)

Beautification Committee reported by Council Vice President Taylor Draper

No report.

Recreation Commission reported by Councilman Jarmuszkiewicz

Councilman Jarmuszkiewicz reported:

- Residents met on March 26 to discuss Pickle Ball improvements (Audio: 14:33)
- This Saturday is Shred Day at City Hall.
- Saturday, April 27 is the City-wide Garage Sale Day

Council Vice President Taylor Draper asked if reservations are required for the pickleball courts?

Councilman Jarmuszkiewicz stated it is first-come, first-served. He mentioned the Committee is working on better signage with a reminder of etiquette.

Finance Committee Report by Council President Kline

No report.

WHISPER reported by Councilwoman Miller

No report.

Deer Management Committee reported by Councilwoman Belich

No report.

Business Subcommittee – reported by Councilwoman Sivo

No report.

UNFINISHED BUSINESS: (Audio: 17:33)

There was no Unfinished Business.

LEGISLATION: (Audio 17:37)

ORDINANCE 2024-017 – FIRST READING

AN ORDINANCE AUTHORIZING THE MAYOR TO SIGN ANY AND ALL NECESSARY DOCUMENTS TO SECURE UPFIT PRICING FOR THE CITY’S NEW 2024 MACK TRUCK CAB AND CHASSIS BY TRIVISTA EQUIPMENT THROUGH SOURCEWELL, A COOPERATIVE PURCHASING COMPANY, AND DECLARING AN EMERGENCY.

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Councilman Knecht** to waive the Three Readings on Ordinance 2024-017.

**Roll Call: AYES: Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0**

Motion carries to waive the Three Readings on Ordinance 2024-017.

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Councilman Knecht** to adopt Ordinance 2024-017.

Discussion on the Motion:

Councilman Jarmuszkiewicz stated passing the Ordinance would allow the Service Department to keep the cost locked in and receive the equipment quickly.

**Roll Call: AYES: Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0**

Motion carries to adopt Ordinance 2024-017.

ORDINANCE 2024-018 - FIRST READING

AN ORDINANCE ACCEPTING THE BID OF UNITED SURVEY, INC. OF 25145 BROADWAY AVENUE, OAKWOOD VILLAGE, OHIO, FOR THE 2024 SEWER REHABILITATION PROGRAM AND DECLARING AN EMERGENCY.

Motion made by **Council Vice President Taylor Draper**, seconded by **Councilwoman Miller** to waive the 48 Hour Notification on Ordinance 2024-018.

**Roll Call: AYES: Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0**

Motion carries to waive the 48 Hour Notification Ordinance 2024-018.

Motion made by **Council Vice President Taylor Draper**, seconded by **Councilwoman Miller** to waive the Three Readings on Ordinance 2024-018.

**Roll Call: AYES: Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0**

Motion carries to waive the Three Readings on Ordinance 2024-018.

Motion made by **Council Vice President Taylor Draper**, seconded by **Councilwoman Miller** to adopt Ordinance 2024-018.

Discussion on the Motion:

Councilman Jarmuszkiewicz stated passing the Ordinance would allow the Service Department to expedite sewer maintenance.

Roll Call: **AYES:** Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0

Motion carries to adopt Ordinance 2024-018.

ORDINANCE 2024-019 – FIRST READING

AN ORDINANCE ACCEPTING THE BID OF PHILLIPS PAVING, LLC, 17290 MUNN ROAD, CHAGRIN FALLS, OHIO 44023, FOR THE 2024 STREET RESURFACING PROGRAM AND DECLARING AN EMERGENCY.

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Councilwoman Miller** to amend Ordinance 2024-019 by striking “Ronyak Paving” and replacing with “Phillips Paving LLC” in the fifth whereas clause.

Roll Call: **AYES:** Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0

Motion carries to amend Ordinance 2024-019.

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Councilwoman Miller** to waive the 48 Hour Notification on Ordinance 2024-019 Amended.

Roll Call: **AYES:** Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0

Motion carries to waive the 48 Hour Notification Ordinance 2024-019 Amended.

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Council Vice President Taylor Draper** to waive the Three Readings on Ordinance 2024-019 Amended.

Roll Call: **AYES:** Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0

Motion carries to waive the Three Readings on Ordinance 2024-019 Amended.

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Councilwoman Miller** to adopt Ordinance 2024-019 Amended.

Discussion on the Motion:

Councilman Jarmuszkiewicz stated passing the Ordinance would allow the Service Department to keep the cost locked in and receive the equipment quickly.

Roll Call: AYES: Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0

Motion carries to adopt Ordinance 2024-019 Amended.

ORDINANCE 2024-020 – FIRST READING

AN ORDINANCE ESTABLISHING THE COMPENSATION PACKAGE FOR THE POSITION OF FULL-TIME CLERK OF COUNCIL, REPEALING CONFLICTING LEGISLATION, AND DECLARING AN EMERGENCY.

Motion made by **Council Vice President Taylor Draper**, seconded by **Councilwoman Sivo** to waive the 48 Hour Notification on Ordinance 2024-020.

Roll Call: AYES: Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0

Motion carries to waive the 48 Hour Notification Ordinance 2024-020.

Motion made by **Council Vice President Taylor Draper**, seconded by **Councilwoman Sivo** to waive the Three Readings on Ordinance 2024-020.

Discussion on the Motion:

Council Vice President Taylor Draper stated after discussions with both former Council Clerks, it is apparent there is a need for a full time position.

Roll Call: AYES: Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0

Motion carries to waive the Three Readings on Ordinance 2024-020.

Motion made by **Council Vice President Taylor Draper**, seconded by **Councilwoman Sivo** to adopt Ordinance 2024-020.

Discussion on the Motion:

Council Vice President Taylor Draper reiterated the need for a full time Council Clerk and thanked the Recreation Coordinator for filling in during the search.

Councilwoman Miller echoed the sentiments.

Roll Call: AYES: Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0

Motion carries to adopt Ordinance 2024-020.

ORDINANCE 2024-021 – FIRST READING

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF WILLOUGHBY HILLS AND THE AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES LOCAL 3058-2 AND DECLARING AN EMERGENCY.

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Councilwoman Miller** to waive the 48 Hour Notification on Ordinance 2024-021.

Roll Call: **AYES:** Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0

Motion carries to waive the 48 Hour Notification Ordinance 2024-021.
Ordinance 2024-021 remains on First Reading.

RESOLUTION 2024-007 – FIRST READING

A RESOLUTION OF CONSENT TO CITY ENGINEER’S ACCEPTANCE OF EMPLOYMENT OR ENGAGEMENT WITH THE LAKE COUNTY REGIONAL TRANSIT AUTHORITY (“LAKETRAN”) PURSUANT TO THE AGREEMENT FOR CITY ENGINEERING SERVICES BETWEEN THE CITY OF WILLOUGHBY HILLS AND RICHARD L. BOWEN + ASSOCIATES, INC., AND DECLARING AN EMERGENCY.

Motion made by **Councilman Knecht**, seconded by **Councilwoman Miller** to waive the Three Readings on Resolution 2024-007.

Discussion on the Motion:

Councilman Knecht stated passing the Ordinance would allow the City’s engineering firm to engage with Laketrans on the construction of a waiting facility at the Shoppes of Willoughby Hills.

Roll Call: **AYES:** Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0

Motion carries to waive the Three Readings on Resolution 2024-007.

Motion made by **Councilman Knecht**, seconded by **Councilwoman Miller** to adopt Resolution 2024-007.

Roll Call: **AYES:** Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0

Motion carries to adopt Resolution 2024-007.

NEW BUSINESS: (Audio: 34:07)

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Councilman Knecht** for the Service Department to go out to bid for a Super Duty Ford F-350 or F-450 New 2024 Chassis Cab DRW/145.

Discussion on the Motion:

Mayor Hallum stated the funds for this purchase are in the budget for this year; it has been accounted for.

Roll Call: **AYES:** Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht
NAYS: None
Vote: 6/0

Motion carries for the Service Department to go out to bid for a Super Duty Ford F-350 or F-450 New 2024 Chassis Cab DRW/145.

Motion made by **Councilwoman Miller**, seconded by **Council Vice President Taylor Draper** to rename the Referendum Zoning Subcommittee to Charter Review to include Referendum Zoning.

Discussion on the Motion:

Mayor Hallum stated it is only a recommendation that would allow other items to be taken care of at once.

Roll Call: **AYES: Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht**
NAYS: None
Vote: 6/0

Motion carries to rename the Referendum Zoning Subcommittee to Charter Review to include Referendum Zoning.

Motion made by **Councilwoman Miller**, seconded by **Councilwoman Sivo** to go into Executive Session after For the Good of the Order/For the Good of the Community and before Adjournment, not to exceed 15 minutes, for the purpose of discussing imminent litigation, inviting all of Council, the Mayor, Finance Director, Law Director, and Assistance Law Director.

Roll Call: **AYES: Miller, Sivo, Taylor Draper, Jarmuszkiewicz, Kline, Knecht**
NAYS: None
Vote: 6/0

Motion carries to go into Executive Session after For the Good of the Order/For the Good of the Community and before Adjournment, not to exceed 15 minutes, for the purpose of discussing imminent litigation, inviting all of Council, the Mayor, Finance Director, Law Director, and Assistance Law Director.

PUBLIC PORTION #2 (Audio: 33:07)

An opportunity for the public to address Council with any comments, issues or concerns.

Council President Kline explained how Public Portion works.

Public Portion #2 opened at 7:40 p.m.

All statements and submitted correspondence are included at the end of these minutes:

Randie Turner, 2905 Mill Gate Drive, Willoughby Hills, 44094 (Audio: 40:40)

Joleen Iorillo, 2910 Mill Gate Drive, Willoughby Hills, 44094 (Audio: 43:44)

Charlotte Mushinko, 2920 Mill Gate Drive, Willoughby Hills, 44094 (Audio: 45:33)

Cheryl Du Laney, 37960 Valley Brook Drive, Willoughby Hills, 44094 (Audio: 48:53)

Alan Bauccho, 2930 Mill Gate Drive, Willoughby Hills, 44094 (Audio: 51:56)

Tony Hocevar, 4903 Swetland Boulevard, Richmond Heights, 44143 Introduced himself to Council. Mr. Hocevar is a Republican Party candidate running for the State House of Representatives serving the 7th District.

Public Portion #2 closed at 7:55 p.m.

Mayor Hallum asked for contact information for the Mill Gate HOA President.

Councilwoman Miller thanked residents for coming before Council with their concerns and stated Council will look into this matter. She also asked residents to call the police with any disruptive behavior for documentation.

Mayor Hallum echoed the sentiments and stated he has spoken with the Police Chief and asked for additional patrols in the Mill Gate area.

Council Vice President Taylor Draper, added that she was very sorry to hear what the residents of Mill Gate were experiencing and said Council would do anything they could within the law. She thanked residents for attending the meeting.

Council President Kline stated the City tried to address the short-term rental situation a couple of years ago. This happened around the same time the State legislature decided to end home rule over short-term rentals, to prevent cities from regulating them. He believed there were two attempts to pass legislation, but their efforts eventually died out. This sent the City into a holding pattern. Council President Kline hopes to bring this back to the forefront to discuss what can be done. He expanded **(Audio: 59:07)**

Council Vice President Taylor Draper, asked if the Mill Gate HOA is working with an attorney? She added that an attorney could help interpret the group's declaration. **(Audio: 1:00)**

FOR THE GOOD OF THE ORDER/FOR THE GOOD OF THE COMMUNITY (Audio: 1:00)

No one spoke.

The Council entered into Executive Session.

Meeting reconvened at 8:25 p.m.

ADJOURNMENT (Part 2 Audio: 0:11)

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Councilwoman Miller** to adjourn the meeting.

Roll Call: AYES: Kline, Knecht, Miller, Sivo, Taylor Draper, and Jarmuszkiewicz

NAYS: None

Vote: 6/0

The meeting was adjourned at 8:26 p.m.

APPROVED: 4-25-24
Date

ATTEST: Laura O'Donnell
Laura O'Donnell
Clerk of Council Pro Tem

Michael Kline
Michael Kline
President of Council

Willoughby Hills
City Council

4/11/2024

My name is Peter Muschler and my wife Charlotte and I live at 2920 Millgate Dr. At the end of July we will be in our home for 46 years. When we moved into the home in 1978 we were the first home in the development. What drew us to the area was the desire to have more land and to build a larger home.

In the nearly 46 years we have been truly blessed with a wonderful neighborhood made up of friendly and caring families. Because of the environment it has allowed us to have a real appreciation of nature. We have seen our share of deer, wild turkey and of course the brown, gray, and black squirrels. This area brings to life the motto;

"When the city meets the country"

Our concern now is that several weeks ago the home at 2925 Millgate was sold. To our chagrin we came to find out the new owner of the home has turned it into an Airbnb. In our opinion, based on the last 46 years this does not appear to be a good fit for the neighborhood.

First of all, it is commercial business being run in a residential community, which goes against the deed restrictions on the property.

It is our hope that the City of Willoughby Hills will help correct this situation.

Thank you,

Pete + Charlotte Muschler

Thursday, April 11, 2024

Good Evening Mayor Hallum, and City Council Members,

My name is Charlotte Mushinko. My husband, Pete, and I have lived in Willoughby Hills at 2920 Mill Gate Drive since July 28, 1978. That is close to 46 years. We have lived it here and so have our three grown children and 14 grandchildren over the years. This is the first time that I have spoken at a City Council Meeting. Never before have I had such a serious, major concern about something that is happening in our neighborhood.

Several weeks ago, my husband and I witnessed a number of trucks in the driveway as well as along the street at 2925 Mill Gate Dr. which is diagonally across the street from us. We originally thought that our new neighbors were probably having some remodeling done before moving into their new home. (We always

To our surprise we found out that the home at 2925 Mill Gate Drive was being "turned into" an Airbnb/STR. We were appalled. Notice it said "turned into," since the once family home was being "turned into" a now business enterprise that according to our deed restrictions should never be permitted on Mill Gate Dr. in Mill Gate Estates.

Through our neighborhood email chain, all neighbors were made aware of the Airbnb/STR. We learned that most of our neighbors had major concerns about this business enterprise. Many did research in how to "STOP" this infraction of our deed restrictions. The person who bought the home never spoke to any of us regarding his intentions. Anyone of us would have peacefully informed him that the business enterprise that he was establishing was against our deed restrictions, which have been adhered to from the beginning of the construction of our home in the Fall of 1977. Ours, again, was the first home to be built in Mill Gate Estates.

My prayer is that our mayor and city council members will meet with the owner of the property at 2925 Mill Gate Dr., and peacefully discuss our neighborhood's valid concerns. I pray that the owner would recognize the pain and suffering that is being caused by his business venture and choose to "STOP" it. I feel certain that he will be able to sell his home at a substantial price with no loss to him financially. Then we as neighbors in Mill Gate Estates can look forward to meeting and greeting our new neighbors... "where the city meets the country."

Thank You

April 11, 2024

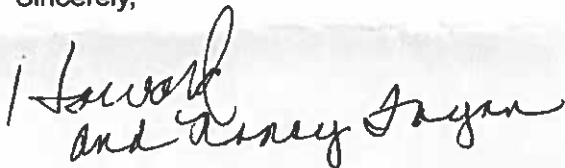
To the Elected Members of the Willoughby Hills City Council,

We have been residents of 2945 Millgate Dr in Willoughby Hills for almost 35 years and have loved living here! We were given the bylaws of the Millgate Estates and filed it with our other papers dealing with our new home. We got to know all of our new neighbors by walking our new dog, as did a lot of other neighbors. We kept up to date on what was going on in the neighborhood on these walks, who was moving out and in, new pets, etc. We KNEW everyone who lived on Millgate and Valleybrook. This has been kept up with progressive parties, etc. Now, we find out that, in violation of our bylaws, one of the residences is being used as a business, an AirB&B, which can be rented for as little as a 2 night stay! Gone is our ability to know who lives on our street! Also, the garage has been converted into a game room with flourscent green lighting which can be seen from the street as well as lighting at the edges of the house which is on most of the night, I guess so that it is easily recognized as the AirB&B!

We are also concerned about the number of people that can occupy the house at one time, which is up to 12. They do have outdoor amenities, outdoor fire pit, hot tub, which means in decent weather there will be outdoor activities, which the owner has addressed in his rules to renters, but there is no-one to enforce them on premises.

In the past, this has been a quiet street, ideal for the residents who LIVE here! With "guests" that no-one has invited but who are paying to live here for short stays, we have no control over the solitude we have enjoyed for so many years! Please listen to us and have it in your power to keep your constituents happy in their homes!

Sincerely,

A handwritten signature in cursive script that reads "Howard and Nancy Fagan". The signature is written in dark ink and is positioned above the typed name.

Howard and Nancy Fagan

Joseph and Catherine Opaskar
2965 Mill Gate Dr.
Willoughby Hills, OH 44094

City of Willoughby Hills
35405 Chardon Rd.
Willoughby Hill, OH 44094

Dear Council members,

My name is Catherine Opaskar and my husband, Joseph, and I moved to 2965 Mill Gate Dr. in 2001.

We recently learned that 2925 Mill Gate Dr. is now a short term rental property owned by someone who lives in Wisconsin! The by laws of our street do not allow for our properties to be used as a commercial or business property (See item #11 on attached deed restrictions). Isn't a short term rental property a business?

This is not a touristy type of area and I am uncomfortable with strangers constantly coming and going. Would you be okay with this in your neighborhood?

I respectfully request that the city work to resolve this unfortunate situation and prevent it from occurring in other rural areas in Willoughby Hills. Thank you.

Sincerely,

Catherine Opaskar

To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said grantees, and to the survivor of them, his or her separate heirs and assigns forever. And the said Grantor does for itself and its successors and assigns covenant with said grantees, their heirs and assigns, that at and until the ensealing of these presents it is well seized of the above described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all encumbrances whatsoever excepting current taxes and assessments, if any, conditions, easements of record, zoning ordinances, and restrictions of record.

As a part of the consideration for this conveyance and in consideration of the incorporation of like covenants in any and all conveyances of other sublots in said allotment, the grantees herein, for themselves, their heirs, executors, administrators and assigns, hereby covenant and agree to and with the said grantor, its successors and assigns, for the use and benefit of said grantor, its successors and assigns, and of every other person who shall or may become the owner of, or have any title derived immediately or remotely from, through or under the said grantor, its successors and assigns, to any lot or parcel of land situated in said allotment, as follows:

1. Said land shall be used for residential purposes only and no residential building shall be permitted which shall house more than one family. Each dwelling shall have One Thousand Eight Hundred square feet minimum heated living area on the first floor. If no basement, add Two Hundred square feet.

2. For a two-story dwelling there shall be a minimum of One Thousand Three Hundred square feet on the first floor and Seven Hundred square feet minimum on the second floor. All shall be heated living areas. If no basement, add Two Hundred square feet to first floor.

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Payne

ATTORNEYS AND COUNSELORS
2130 THE ILLUMINATING BUILDING
CLEVELAND, OHIO 44113

241-5900

VCU
861 P

3. The garage shall be a minimum two-car detached or attached.
4. Building shall be set back a minimum of Twenty feet from the sidelines and One Hundred feet minimum from front line, excepting on a cul-de-sac lot.
5. The exterior finish on dwelling walls shall be of brick, stone, stucco or three-quarter inch wood siding over five-eighth sheathing minimum.
6. Roofing shall be Three Hundred pound minimum asphalt shingles, or shakes or tile.
7. Driveways shall have a base of stone or slag with a minimum twelve inch cross-over pipe at drive entrance. This work is to be done at the start of dwelling construction.
8. There shall be a twenty foot easement along the rear lot lines for utility and drainage lines.
9. One out building shall be permitted on each lot. Such building shall have a maximum of Nine Hundred square feet per lot.
10. No "A" frames or flat-type roofs shall be permitted on the main part of dwellings.
11. Said land shall not be occupied or used for any commercial or business purpose nor for any noxious or offensive activity and nothing shall be done or permitted to be done on said lands which is a nuisance or might become a nuisance to the owner or owners of any of the surrounding lands including the disposal of trash and junk cars.
12. All zoning and other laws, rules and regulations of any government under whose jurisdiction said land lies are considered to be a part hereof and enforceable hereunder and all owners of said lands shall be bound by such laws, rules and regulations.

April 11, 2024

Willoughby Hills City Council

I live at 37960 Valley Brook Dr. in Millgate Estates. My husband and I purchased our home in 2000, as we wanted a quiet, safe, out of the way neighborhood, in a country setting. Our home on a cul-de-sac and almost 3 acres of woods has been perfect, for the past 24 years. We know our neighbors, and they know us. We all take pride in our property and have always been considerate of each other.

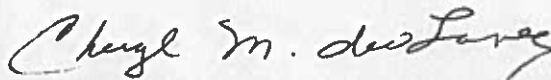
The recent transition of one of our neighborhood homes to a non-owner occupied, short-term rental, advertised on AirBnB (among other rental sites) has changed the feel of our small neighborhood. Although we've always had deed restrictions, prohibiting commercial business, this did not stop a commercial business from moving in. What good are deed restrictions if they do not need to be adhered to? We are all aware of the shooting that took place at another short-term rental in Willoughby Hills, and are fearful that this could happen in our neighborhood, too.

Since the AirBnB opened for business this past month, there has been garbage left on the street for 4 consecutive days (in garbage bags that were ripped open by animals, of which we have plenty), mountains of wood shavings from trees that were removed, and rather obnoxious neon lights on the front of this house, that make it look like a bar has opened on our street. The garage has been turned into a game room. Once warm weather arrives, it is likely this room will be used with the garage doors open, facing directly toward the next door neighbor. This does not bode well for our residential neighborhood.

We share the concerns of our neighbors about increased traffic, noise from parties, unknown short-term residents who have no stake in our neighborhood, owners who reside out-of-state and have no relationship with us or our neighbors, the general safety of our residents, and how this may impact the future values of our homes.

We ask that Council begin the process of placing restrictions on short-term rentals in residential neighborhoods to protect those of us who have abided by deed restrictions for many years. Thank you for your consideration and we look forward to actions being taken on our behalf.

Sincerely,



Cheryl M. du Laney

To Willoughby Hills City Council

4-11-24

Good evening and thank you for your attention. My name is Chantel Thibodeaux, and I reside in the Millgate Estates at 37975 Valley Brook Drive. In the summer of 1990, my parents, George and Guenn Kinnard, purchased a home next door to where I currently reside. At the age of 8 years old, I was immediately in love with the neighborhood. I had freedoms that could not be replicated just anywhere - with little traffic being in a cul-de-sac, I felt safe walking to my friends' homes, riding my bike, exploring in the woods. The community of neighbors was top-notch. Everyone knew everyone and we were respectful of each other. I vowed I would find the means to purchase a home here when I grew up.

Now as an adult, I have an even stronger appreciation of this neighborhood. The deed restrictions in place made me feel that my three children would be afforded the same freedoms that I once enjoyed. One of those restrictions that is most important to me is that our homes are to be used for residential purposes ONLY, that no commercial or business properties are permitted.

I now have a "neighbor" at 2925 Millgate Drive, a Wisconsin-based business owner who lives in Florida, and is utilizing the property as an Air BNB. This directly violates these restrictive covenants that have been in place since 1977. What concerns me is that I do not know who is residing at this residence, ever. Knowing who my neighbors are gives me peace of mind that my children are safe. Their bus stop is almost directly across from this residence, and I now am concerned about whether or not I should allow them to wait alone as I worry who could be there.

Since rental operations have begun, there has been a significant increase in traffic; I often see foreign vehicles speeding down our street on a tour of the neighborhood. At this time I no longer allow my children to walk or ride their bikes off of Valley Brook without me, because I worry about negligent drivers. In the 34 years I've spent in and out of this neighborhood, nothing like this has ever occurred. I never expected to be unhappy with my living situation here. I want to see our small community continue to thrive and remain safe.

I ask the council to assist us in this matter by enforcing said restrictions. The onus is on you to help and protect our neighborhood.

Thank you,

Chantel Thibodeaux

Members of Council,

My husband and I reside at 2890 Mill Gate Drive.

We bring concern regarding the AirBNB business that appeared on our street just a short time ago. We moved from Mayfield Heights in 2019 to find peace, quiet, less traffic and a safer area. We enjoy our new residence but are concerned for our quiet, safe neighborhood. I am sure you completely understand where we are coming from. Our street is considered a rural road, with no street lights or sidewalks. We use our street for exercise and enjoyment. Same with our surrounding neighbors, including our neighbors who live on Rogers Road.

Our area is ZONED residential. Yet a BUSINESS (Terra 2 vacation rentals) has been allowed to disrupt our very quiet street and neighborhood. Bringing transient people to our safe area. The owner of Terra 2 rentals does not even live in the state of Ohio!

By allowing this BUSINESS to reside in our RESIDENTIAL neighborhood, you are allowing our property values to be affected. Making our homes less desirable to purchase by future buyers. Our biggest asset is our home, which we have put a lot of money into to make it our own. As I am sure you yourselves have done.

All we ask is for you to enforce NO BUSINESSES in ZONED RESIDENTIAL AREAS!
Put yourselves in our place, on our street, and show us what you'd do in the same situation.
If this is allowed to continue then a BUSINESS might soon be moving next door to you as well.
Do YOU want that for your family, children and grandchildren?

Thank you for your consideration,

Tammy and Scott Wene

Alan G. and Marybeth Baucio
2930 Mill Gate Drive
Willoughby Hills, Ohio, 44094

April 11, 2024

Laura O'Donnell
Council Clerk
City of Willoughby Hills
35405 Chardon Rd.
Willoughby Hills, OH 44094

To the members of Willoughby Hills City Council:

Thank you for the opportunity to speak here tonight. My name is Alan Baucio, and with my wife Marybeth Baucio, we've lived for 31 years at 2930 Millgate Drive, directly across the street from 2925 Millgate Drive.

We are passionate about the **EROSION** of our neighborhood as a result of the commercial entity, **Terra 2 Vacation Rentals** that has opened for business in the heart of our residential neighborhood. According to their website, Terra 2 owns 8 similar rental properties in Wisconsin, Michigan, Minnesota, and Illinois. This is their **FIRST** property in Ohio. **Please, someone tell me how this is NOT a commercial enterprise in the middle of our neighborhood.**

I ask you tonight to listen to my comments and consider everything personally. We all live in Willoughby Hills. Do you want to live next door to a short term rental like an Airbnb or VRBO? Do you want to live next door to a Short Term Rental (STR) owned by an OUT-OF-STATE DEVELOPER, WHO HAS NEVER LIVED IN THE HOUSE, who has NO understanding of the dynamics of your neighborhood, and has NO personal relationship with you or any of your neighbors?

Did any of us who moved to the rural neighborhoods of Willoughby Hills think they would end up living next-door to an STR? **I DID NOT!!** This is what we're faced with right now in our quiet neighborhood.

Like many of us, I have stayed at STR's, out of state, and IN OHIO. In the "tourist" locations where I have stayed, STR's are mostly **EMBRACED** by the local residential community. **EVERY** community has a **RIGHT** to establish **LOCAL** laws that are consistent with

Ms. Laura O'Donnell

Page 2

the best interest of THEIR community. STR's in rural neighborhoods are NOT consistent with OUR best interests.

Despite the fact that OHIO HB 563 died last year, those in the STR industry are working feverishly to establish NEW state laws in Ohio that will restrict your ability to establish zoning laws that are in the best interest of the City of Willoughby Hills' residents. I believe that the City must be aggressive in establishing local laws as soon as possible to protect the rights of our residents. Ohio is a "Home Rule" state, however, I don't need to tell you that home rule has been under fire in Ohio for many years. This is just the next step in State government telling local governments what to do. Most likely the Ohio Supreme Court will ultimately decide conflicting laws, but to NOT move forward with legislation is to give up now even before the fight!

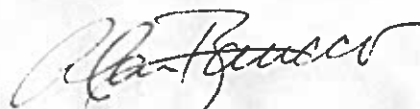
From a financial perspective, I think it's important to understand what has happened in our neighborhood. The day the STR opened in the middle of our neighborhood, the resale value of the surrounding homes, including mine, immediately went down as the reality of living across the street from an STR significantly reduces the number of interested buyers in our properties.

Although we encourage City Council to pass additional legislation to restrict future STR's in Willoughby Hills to protect other City Neighborhoods, we feel that the **BUSINESS** operating on our street **IS IN DIRECT CONFLICT WITH CITY ZONING LAWS AND NEEDS TO BE SHUT DOWN IMMEDIATELY!**

I only hope that this businessman from Wisconsin will come to realize that HIS FINANCIAL GAIN comes at the expense of OUR FINANCIAL LOSS and OUR PERSONAL MISERY. We are going to do EVERYTHING in OUR power within the law, to restore our neighborhood to a RESIDENTIAL ONLY COMMUNITY.

But we can't do it alone, we need the help of our government. We need YOUR help. Please help us. Thank You.

Alan G. and Marybeth Baucce


216-409-7786
agbaucce052@outlook.com

4-11-2024

Dear Mayor Hallum and City Council representatives:

My husband Roger and I have lived in our home on Millgate Drive for 32 years! And Roger has lived in Willoughby Hills for most of his life. When we were first married and looking for a home, we fell in love with the Millgate Estates neighborhood! It was not an urban area surrounded by shopping and business lights like where we lived in our starter home. Its park-like setting and rustic trees kept us driving back through this neighborhood several times hoping that we would purchase a home here. And in 1992 we did!

We couldn't have been happier living on this beautiful street with such good neighbors! We raised our children on Millgate Drive and sent them to the Willoughby-Eastlake schools. Along with our neighbors, we've watched our children grow up, borrowed eggs, helped plow driveways, taken care of each other's pets, had block parties, and supported and prayed for one another during sad times. This is a true neighborhood!

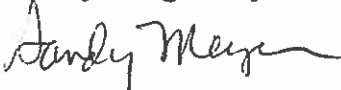
Since buying our home at 2875 Millgate Drive, we have added a detached garage and invested in an 1100 sq ft addition to our home. Each time we followed all the rules and guidelines of the city building commission and the deed restrictions.

But we are concerned that now our rustic street is changing. We didn't think this was allowed, but there are very bright LED lights that shine so brightly right in the middle of our rustic neighborhood as if it is advertising "here's the Air B&B for rent". Then as we pass this house these bright green neon game room lights shine out of the garage (if it is even still a garage) window! We never expected to see that in our park-like setting. And we didn't know that vacation rentals were allowed to operate on this street!

We are asking you, our city representatives, to look out for our investment in this city. We are where the city meets the country, but Millgate Estates is supposed to be the country part! Thank you for taking the time to read this and doing all you can to help us pass legislation to prevent short-term rentals in our community.

Sincerely,

Sandy & Roger Meyer

A handwritten signature in black ink that reads "Sandy Meyer". The signature is written in a cursive style and is positioned below the typed name "Sandy & Roger Meyer".

Randie J. Turner
2905 Mill Gate Drive
Willoughby Hills, OH 44094

April 11, 2024

Laura O'Donnell, Council Clerk
City of Willoughby Hills
35405 Chardon Road
Willoughby Hills, OH 44094

To the Members of Willoughby Hills City Council:

Thank you for your time and the opportunity to state my concerns. My name is Randie Turner, and I have lived at 2905 Mill Gate Drive for 22 wonderful years. My home is only 2 houses away from the new Short-Term Rental (STR) house at 2925 Mill Gate Drive. In 2002, I paid \$200,000 more for my house in Willoughby Hills than a similar house in Mentor. But, after growing up in rural Geneva, I wanted to raise my children in a safe, peaceful country-like setting. I expected that this life could be found in WH, and it was, until now.

With OUT-OF-STATE INVESTORS dropping commercial, transient businesses into our residential neighborhoods, WH can quickly get a new reputation not worthy of paying \$200,000 or more extra to live here. And when housing prices go down, property tax income will also go down.

My concern is that there was a shooting at an STR in Beech Hills, and it could happen on our street too! This Mill Gate STR allows 12 people with 6 cars in only 4 bedrooms! Just during the past 2 weeks, we have had to deal with a mountain of garbage until we reported it and 7 cars at once with regular street parking. When warmer weather comes, the garage game room will send ding-ding sounds throughout our quiet neighborhood. The obnoxious exterior lights are daylight-bright and advertise that **you have arrived at the business you are looking for.**

The Mill Gate Deed Restrictions filed with the Records Office in 1977 prohibits all of these situations above plus prohibits businesses from running in our residential neighborhood. These 2 investors from Green Bay, Wisconsin do not live here and are looking to profit at our expense. We are angry and we are here because we want to take back our quiet neighborhood.

In our neighborhood, we plan events every other month, such as clambakes, ladies parties, progressive dinners and more. With no street lights, women feel safe walking their dogs alone at midnight. Most of our large homes have only 1 – 2 residents, because our children are grown. If this wonderful life on our wonderful street changes due to safety, noise and reduced valuation concerns, many neighbors may move South, closer to their children, etc, and the Mill Gate Drive neighborhood will never be the same.

I know of one, and possibly two houses on Mill Gate Drive that will be For Sale very soon. I panic to think that a second or third STR could move in before our city ordinances change. Our neighborhood needs your help now.

In Closing:

1. How can we work together now to close this Short-Term Rental (STR) and stop future STRs from opening in our area of Willoughby Hills?

Some cities ban STRs on specific streets and for non owner-occupied STRs. Shaker Heights requires a minimum stay of 30-days to be classified as a rental, and they view STRs as illegal unlicensed hotels. Jersey City requires a 2-month maximum time to rent per year after previously allowing year-round STRs, which effectively shut down the STRs in Jersey City.

2. Could our neighborhood please have a representative on a City Council Short-Term Rental Committee? We would like to work together with you.

Thank you very much for your time tonight.

Sincerely,

A handwritten signature in black ink that reads "Randie J. Turner". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Randie Turner
2905 Mill Gate Drive

440-487-7342
randieturner246@gmail.com

Joelene And Tony Iorillo
2910 Mill Gate Drive
Willoughby Hills, OH 44094

April 6, 2024

Members of Willoughby Hills City Council
City of Willoughby Hills
35405 Chardon Rd
Willoughby Hills, OH 44094

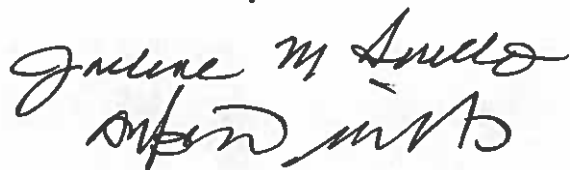
My name is Joelene Iorillo. Thank you for taking the time to hear my concerns regarding the STR on Mill Gate Dr.

My husband Tony and I moved to 2910 Mill Gate Drive in the Spring of 2021. Prior to moving to Willoughby Hills, we lived in Mayfield Heights. During that time we saw more and more homes become rentals. As a result, we observed increased traffic, cars parking in the street, unkept yards and deteriorating homes. We didn't consider leaving until it was clear that the the value of our home was negatively impacted.

What attracted us to Mill Gate Dr. was not only the home but the parklike setting neighborhood as well. When we found out that 2925 Mill Gate was purchased to be a STR, we immediately became concerned with the type of activity it will attract and noise it will bring to the neighborhood. One would think that in this area of the city, especially in family oriented neighborhoods, that zoning would prohibit a commercial business such as this STR. The STR at 2925 is out of place and does not belong in our neighborhood.

We are concerned about the safety of our neighborhood, the potential loss in home value and resale challenges in the future. We ask that you strongly consider working towards prohibiting commercial STR in neighborhoods like ours.

Joelene and Tony Iorillo



Handwritten signatures of Joelene M. Iorillo and Tony Iorillo.

To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said granteess, and to the survivor of them, his or her separate heirs and assigns forever. And the said Grantor does for itself and its successors and assigns covenant with said granteess, their heirs and assigns, that at and until the ensembling of these presents it is well seized of the above described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all encumbrances whatsoever excepting current taxes and assessments, if any, conditions, easements of record, zoning ordinances, and restrictions of record.

As a part of the consideration for this conveyance and in consideration of the incorporation of like covenants in any and all conveyances of other sublots in said allotment, the grantees herein, for themselves, their heirs, executors, administrators and assigns, hereby covenant and agree to and with the said grantor, its successors and assigns, for the use and benefit of said grantor, its successors and assigns, and of every other person who shall or may become the owner of, or have any title derived immediately or remotely from, through or under the said grantor, its successors and assigns, to any lot or parcel of land situated in said allotment, as follows:

1. Said land shall be used for residential purposes only and no residential building shall be permitted which shall house more than one family. Each dwelling shall have One Thousand Eight Hundred square feet minimum heated living area on the first floor. If no basement, add Two Hundred square feet.

2. For a two-story dwelling there shall be a minimum of One Thousand Three Hundred square feet on the first floor and Seven Hundred square feet minimum on the second floor. All shall be heated living areas.

If no basement, add Two Hundred square feet to first floor.

Payne
&

Payne

ATTORNEYS AND COUNSELORS
2130 THE ILLUMINATING BUILDING
CLEVELAND, OHIO 44113

241-5900

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954
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3. The garage shall be a minimum two-car detached or attached.
4. Building shall be set back a minimum of Twenty feet from the sidelines and One Hundred feet minimum from front line, excepting on a cul-de-sac lot.
5. The exterior finish on dwelling walls shall be of brick, stone, stucco or three-quarter inch wood siding over five-eighth sheathing minimum.
6. Roofing shall be Three Hundred pound minimum asphalt shingles, or shakes or tile.
7. Driveways shall have a base of stone or slag with a minimum twelve inch cross-over pipe at drive entrance. This work is to be done at the start of dwelling construction.
8. There shall be a twenty foot easement along the rear lot lines for utility and drainage lines.
9. One out building shall be permitted on each lot. Such building shall have a maximum of Nine Hundred square feet per lot.
10. No "A" frames or flat-type roofs shall be permitted on the main part of dwellings.
11. Said land shall not be occupied or used for any commercial or business purpose nor for any noxious or offensive activity and nothing shall be done or permitted to be done on said lands which is a nuisance or might become a nuisance to the owner or owners of any of the surrounding lands including the disposal of trash and junk cars.
12. All zoning and other laws, rules and regulations of any government under whose jurisdiction said land lies are considered to be a part hereof and enforceable hereunder and all owners of said lands shall be bound by such laws, rules and regulations.

4/11/24

To Willoughby Hills City Council,

Thank you for the opportunity to express concern for our neighborhood and request that you work to take action to eliminate the reason that we, and so many of our fellow Mill Gate Dr. residents, have for coming to you.

We and our two daughters have lived on Mill Gate Dr. since 1994. We very much love our home, street, neighbors and city. It is a wonderful place to live and raise a family. We also have enjoyed the close community of neighbors where there is a mutual environment of trust, sharing, and caring.

Recently a house (not a "home" any longer) in the middle of our street was sold to a man who has an STR business of houses around the country. The house he purchased on our street has an indoor pool and he has now turned the garage into a game room. He has attached two large neon-type lights on the front of the house that shine very brightly and obnoxiously throughout the night. His Airbnb ad allows for up to 12 guests at a time in the house.

After learning of this purchase and its intended use, each member of our family was upset. This is not what we want to see taking place on the street that we have called home for so many years. We resent the fact that someone came into our neighborhood and purchased a house for the sole purpose of making it a business, with a consistent stream of strangers coming in and out. Our daughters have expressed their concern for safety now when they are out taking a walk and have no idea of what kind of people may be around.

We would like to ask that City Council would remedy this situation by banning STRs in residential areas that are opposed to their presence on their street and/or nearby community.

Thank you for your good work in governing our city.

Respectfully,

A handwritten signature in black ink that reads "Bill & Jane Minich". The signature is written in a cursive, flowing style.

Bill & Jane Minich

2880 Mill Gate Dr.

Willoughby Hills, Ohio

To: Willoughby Hills City Council

From: Concerned Resident

Some of my questions to the Council Members are:

Would you want to live next to an Airbnb?

Would you be concerned not knowing who is renting on a transient basis next to your residence?

Would you be concerned about your property value?

I would be curious to hear your answers to the above questions.

Sincerely,

Robert J. Rini

**2915 Millgate Drive
Willoughby Hills, OH 44094**

April 11, 2024

Dear Members of Willoughby Hills City Council,

We have lived on Mill Gate since 1979 and we are the original owners of our home. We had moved here from another western suburb where we had lived on a very busy street. We had been looking at multiple lots in Lake and Glauca counties. The major reason we purchased the Mill Gate lot was because of the deed restrictions which stated no multi family dwellings and the land was not to be used for any commercial business purposes. Mill Gate was so beautiful and peaceful we felt we found the perfect location.

The average number of years that our neighbors have lived here is 20+. So you can see that this is not a very transient neighborhood. Therefore when we found out that one of the houses had been sold and turned into an AIRBNB we were all upset and concerned.

What happens now to the value of our homes and how does the traffic from the AIRBNB impact us. Since we have no sidewalks, which I don't think ever factored anyone before, is our safety at risk since we walk our children and pets on the street. Will these short term renters be aware of this and be mindful of the foot traffic

Is there anything council can do to help with
this problem?

Thank you for your consideration
Joe & Joyce Hen
2940 MILLCOTE DR

