

ZONING AND TECHNOLOGY

October 30, 2014

Attendees: Councilmen Marquette, Minarcin and Staczek, Administrator Ciecka, Zoning director Zuchowski and Solicitor Heban

RENTAL HOUSING REGISTRATION AND INSPECTION PROGRAM

The meeting started with Mr. Minarcin what we hope to achieve with this ordinance. Mark responded the main goal was to clean up rental properties that are owned by absentee or non-responsive landlords. A select few of these occupy a majority of his time.

The city currently does not know how many rental properties exist in our city. That being said we also do not know if people living in these dwellings are paying income tax to our city. Ideas discussed to identify these properties and offenders included publishing an add in local newspapers and or using the "one call" service.

Further discussion got into the different types of rental properties (Hotels, Motels, Nursing Homes, Single Units, and Multiple Unit Complexes etc.) and how the program would be managed by the city. Mark thought the inspection portion could be contracted out to a person or business that is licensed, trained, bonded and insured.

Discussion also included what defines a renter? Would a relative or friend of the land owner(s) paying rent to reside within the property qualify? Would a adult child paying rent qualify? These will require further thought and discussion. We also discussed the fee to be accessed. Mark would like this to fund itself and will try to get a better idea as to the cost to run such a program. Initial figures mentioned were yearly registration fee of \$25.00/year per structure not to exceed \$250.00

Because this type of legislation is new to the area, Kevin was going to look at the ORC for references. One being Tenants rights and responsibilities.

Kevin was to take the Sacramento Ordinance that Mark had presented to us about a month ago to use as a guide and make all the changes that were identified and discussed and present them back to us for further review.

FERAL CATS

The Mayor asked that this committee take on the feral cat issue. Briefly discussed the registration of all cats. Mr. Ciecka felt this would be very difficult to accomplish especially since Wood County, who handles Dog registration, does not do Cats. It would be an undertaking for our already shorthanded staff. Mr. Minarcin had a bunch of research data on the topic and having researched it I have found that the most popular and politically correct method to tackle this problem is called Catch, Neuter, and Release. Mr. Heban did present to the committee, a draft ordinance pertaining to the feeding of animals. This whole topic will be discussed in more detail at our next meeting.