

**PROPERTY MAINTENANCE REVIEW BOARD**  
**Meeting**  
**City of Huber Heights**

**October 27, 2022**

- I. Mr. Winkler called the remote meeting to order at 6:31 p.m.
- II. Present at the meeting: Ms. Ballard, Ms. Gray, Ms. Hess, and Mr. Winkler.

Members Absent: Mr. Ambrose and Mr. Roberts.

**Motion** made by Ms. Gray to excuse Mr. Ambrose's absence. Seconded by Ms. Hess.

Roll call showed: YEAS: None. NAYS: Ms. Ballard, Ms. Gray, Ms. Hess, ad Mr. Winkler. Motion to excuse failed 4-0.

**Motion** made by Ms. Gray to excuse Mr. Robert's absence. Seconded by Ms. Ballard.

Roll call showed: YEAS: None. NAYS: Ms. Ballard, Ms. Gray, Ms. Hess, ad Mr. Winkler. Motion to excuse failed 4-0.

Staff Present: Don Millard, Code Enforcement Administrator, and Geri Hoskins, Administrative Assistant

- III. **Approval of the Agenda**

Ms. Hess moved to approve the Agenda.

- IV. **Swearing of Witnesses**

Mr. Winkler administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All person's present responded in the affirmative.

- V. **Pending Business**

None.

- VI. **New Business**

- A. **PMRB Case 22-15** The property owner, Amber Fine, is in violation of Section 1313 of The Property Maintenance Code at property located at 5669 Botkins Road (22-15).

Mr. Millard stated the property is now compliant.

**Motion** made by Ms. Hess to dismiss the case. Seconded by Ms. Gray.

Roll call showed: YEAS: Ms. Ballard, Ms. Gray, Ms. Hess, and Mr. Winkler.  
NAYS: None. Motion to dismiss carries 4-0.

**B. PMRB Case 22-16 The property owner, Blaine Clark Jr., is in violation of Section 1313 of The Property Maintenance Code at property located at 5479 Naughton Drive (22-16).**

Mr. Millard stated that the property is now compliant.

**Motion** made by Ms. Gray to dismiss the case. Seconded by Ms. Ballard.

Roll call showed: YEAS: Ms. Ballard, Ms. Gray, Ms. Hess, and Mr. Winkler.  
NAYS: None. Motion to dismiss carries 4-0.

**C. PMRB Case 22-17 The property owner, Neil a Price, is in violation of Section 1313 of The Property Maintenance Code at property located at 4901 Nebraska Ave (22-17).**

Mr. Millard stated that the residential property at 4901 Nebraska Av. is in violation of Section 1313.04,H,4 regarding required maintenance of landscaping on the property.

Section 1313.04, H,4 states:

“Landscaping; All land shall be properly maintained with lawns, hedges, bushes, trees, and other vegetation to be trimmed and kept from becoming overgrown and unsightly where exposed to public view or such vegetation may constitute a blighting influence on adjoining property.”

Inspection verifies the property does not meet the standard set forth in the Code, therefore the property is in violation.

As you can see in the attached photos, this vacant property is an eyesore and is having a blighting influence on surrounding properties. The owner of record is deceased according to letters returned from the post office in June of this year. The property has yet to change ownership according to Montgomery County Tax Records.

City Zoning letters mailed to the owner of record have not been returned and the property remains in violation. There has been no communication with the Code Enforcement Office from anyone involved with the property.

The tax record shows property taxes are currently paid in full. Any work this board orders will be invoiced to the property in the owner's name.

**Motion** made by Ms. Hess to declare the property a nuisance and proceed with abatement. Seconded by Ms. Gray.

Roll call showed: YEAS: Ms. Ballard, Ms. Gray, Ms. Hess, and Mr. Winkler.  
NAYS: None. Motion to abate carries 4-0.

**D. PMRB Case 22-18 The property owner, Bonnie Broaddus, is in violation of Section 1313 of The Property Maintenance Code at property located at 5700 Pennywell Drive (22-18).**

Mr. Millard stated the property is now compliant.

**Motion** made by Ms. Gray to dismiss the case. Seconded by Ms. Hess.

Roll call showed: YEAS: Ms. Ballard, Ms. Gray, Ms. Hess, and Mr. Winkler.  
NAYS: None. Motion to dismiss carries 4-0.

**E. PMRB Case 22-19 The property owner, Emily Janow and Tyler Evans, are in violation of Section 1313 of The Property Maintenance Code at property located at 5616 Tomberg Street (22-19).**

Mr. Millard stated that the residential property at 5616 Tomberg St. is in violation of Section 1313.04,H,4 regarding required maintenance of landscaping on the property.

Section 1313.04, H,4 states:

"Landscaping; All land shall be properly maintained with lawns, hedges, bushes, trees, and other vegetation to be trimmed and kept from becoming overgrown and unsightly where exposed to public view or such vegetation may constitute a blighting influence on adjoining property."

Inspection verifies the property does not meet the standard set forth in the Code, therefore the property is in violation.

As you can see in the attached photos, this property has very overgrown bushes and is an eyesore.

City Zoning letters mailed to the owner of record have not been returned and the property remains in violation. There has been no communication with the Code Enforcement Office from anyone involved with the property. To the City's knowledge the property is, and has been, occupied.

The tax record shows property taxes are currently paid in full. Any work this board orders will be invoiced to the property in the owner's name.

**Motion** made by Ms. Ballard to declare the property a nuisance and proceed with abatement. Seconded by Ms. Gray.

Roll call showed: YEAS: Ms. Ballard, Ms. Gray, Ms. Hess, and Mr. Winkler. NAYS: None. Motion to abate carries 4-0.

**F. PMRB Case 22-20 The property owner, Mary June Turner, is in violation of Section 1313 of The Property Maintenance Code at property located at 6905 Morley Lane (22-20).**

Mr. Millard stated that the residential property at 6905 Morley Ln. is in violation of Section 1313.04,H,4 regarding required maintenance of landscaping on the property.

Section 1313.04, H,4 states:

"Landscaping; All land shall be properly maintained with lawns, hedges, bushes, trees, and other vegetation to be trimmed and kept from becoming overgrown and unsightly where exposed to public view or such vegetation may constitute a blighting influence on adjoining property."

Inspection verifies the property does not meet the standard set forth in the Code, therefore the property is in violation.

As you can see in the attached photos, this property has very overgrown bushes and is having a blighting influence on surrounding properties.

City Zoning letters mailed to the owner of record have been returned and the property remains in violation. There has been no communication with the Code Enforcement Office from anyone involved with the property. To the City's knowledge the property is, and has been, vacant since City water has been off for months.

The tax record shows property taxes are currently paid in full. Any work this board orders will be invoiced to the property in the owner's name.

**Motion** made by Ms. Hess to declare the property a nuisance and proceed with abatement. Seconded by Ms. Ballard.

Roll call showed: YEAS: Ms. Ballard, Ms. Gray, Ms. Hess, and Mr. Winkler.  
NAYS: None. Motion to abate carries 4-0.

**VII. Additional Business**

None.

**VIII. Approval of Minutes**

Without objection, the minutes of the July 14, 2021, and October 13, 2022, PMRB meeting are approved.

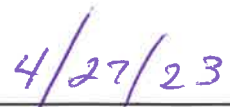
**IX. Upcoming Meetings**

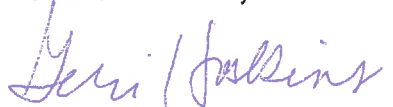
November 10, 2022  
December 8, 2022

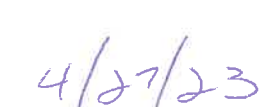
**X. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at approximately 6:47 p.m.

  
\_\_\_\_\_  
Richard Winkler, Chair

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Geri Hoskins, Administrative Assistant

  
\_\_\_\_\_  
Date