



AGENDA
PROPERTY MAINTENANCE REVIEW BOARD

City Hall - Council Chambers
6131 Taylorsville Road
May 25, 2023
6:30 P.M.

1. Call Meeting To Order
2. Oath of Office
 - A. Lee Cromer
3. Roll Call
4. Approval of the Agenda
5. Swearing of Witnesses
6. Pending Business
 - A. None
7. New Business
 - A. PMRB Case 23-04
The property owner, Tina Thomas, is in violation of Section 1313 of the Property Maintenance Code at property located at 5720 Tibet Drive.

- B. PMRB Case 23-05
The property owner, Lianna Powers, is in violation of Section 1313 of the Property Maintenance Code at property located at 6440 Harshmanville Road.
- C. PMRB Case 23-06
The property owner, Engage City Church, is in violation of Section 1313 of the Property Maintenance Code at property located at 5363 Tilbury Road.
- D. PMRB Case 23-07
The property owners, Christopher & Heather Lainhart, are in violation of Section 1313 of the Property Maintenance Code at property located at 5686 Botkins Road.
- E. PMRB Case 23-08
The property owner, Brandon Kiroki, is in violation of Section 1313 of the Property Maintenance Code at property located at 6626 Rosebury Drive.

8. Additional Business

- A. None

9. Approval of Minutes

- A. Without objection, the minutes from the April 27, 2023, Property Maintenance Review Board are approved.

10. Upcoming Meetings

- A. June 8, 2023
June 22, 2023

11. Adjournment

AI-9215

7. A.

Property Maintenance Review Board

Meeting Date: 05/25/2023

Information

Purpose

Background

Administrative Use Only

PMRB Case 23-04

The property owner, Tina Thomas, is in violation of Section 1313 of the Property Maintenance Code at property located at 5720 Tibet Drive.

Attachments

Status Sheet

HUBER HEIGHTS PROPERTY REVIEW CASE STATUS SHEET

CASE NO. **23-04**

DATE FILED: **5/08/2023**

Applicant: **The City of Huber Heights**
Address: 6131 Taylorsville Road, Huber Heights, Ohio 45424
Telephone: (937) 233-1423

Owner: **Tina Thomas**

Address: **5720 Tibet Drive**
Huber Heights, Ohio 45424

REQUEST: The property owner is in violation of Section 1313.04 Maintenance Standard. **5-12-23-PROPERTY HAS BECOME COMPLIANT, REQUESTING DISMISSAL.**

PREMISES: The property is located at, **5720 Tibet Drive**, Huber Heights, Ohio 45424.

HEARING DATE OF THE PROPERTY MAINTENANCE REVIEW BOARD

May 25, 2023
City Hall Meeting Room
6131 Taylorsville Road
Huber Heights, Ohio 45424
On or after 6:30 p.m.

Staff Reviews: Engineer _____ Street _____ Zoning X
 Fire _____ Planning and Development _____
 Other Agencies _____

Ad Published: 5/12/2023

Proof of Publication Received:

Applicant/Property Owner Notified: (Via Certified Mail) 5/12/2023

Protests and Consents:

Action Taken By The Property Review Board:

AI-9235

7. B.

Property Maintenance Review Board

Meeting Date: 05/25/2023

Information

Purpose

Background

Administrative Use Only

PMRB Case 23-05

The property owner, Lianna Powers, is in violation of Section 1313 of the Property Maintenance Code at property located at 6440 Harshmanville Road.

Attachments

Staff Report

Status Sheet

Case Review

Picture

Memorandum

Staff Report for Meeting of 05/25/2023

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: May 15, 2023
Subject: PMRB Case No. 23-05

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER KG Investment Group LLC
283 Crown Point Dr.
Dayton OH 45458

LOCATION OF VIOLATION: 6440 Harshmanville Rd

ZONING: R-4

EXISTING LAND USE: Residential

ZONING
ADJACENT LAND: R-4

REQUEST: Declare the property a nuisance and order Staff to have the property abated.

APPLICABLE CODE: 1313.05(C) Debris Removal

CORRESPONDENCE: 04/13/2023 – Warning Letter
04/20/2023 – Extension granted at owner request
05/01/2023 – Violation Letter

ATTACHMENTS: Violation Case Report w/photos
Property Tax summary

Overview:

The residential property at 6440 Harshmanville Rd. is in violation of Section 1313.05(C) regarding debris removal. There are fallen tree branches and debris lying on the property.

Section 1313.05 reads:

(c) *Removal of Miscellaneous Debris.* All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from waste paper and other trash and debris.

(Ord. 95-O-824, Passed 9-11-95)

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

Your attached case review illustrates the violation process and non-compliance of the property.

City Zoning letters mailed to the newest owner of record have not been returned. There has been communication from the new owner to the Code Enforcement Officer promising compliance, however the property continues to remain non-compliant.

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

Staff Recommendation:

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

HUBER HEIGHTS PROPERTY REVIEW CASE STATUS SHEET

CASE NO. **23-05**

DATE FILED: **5/08/2023**

Applicant: **The City of Huber Heights**

Address: 6131 Taylorsville Road, Huber Heights, Ohio 45424

Telephone: (937) 233-1423

Owner: **Lianna K Powers**

Address: **6440 Harshmanville Road**
Huber Heights, Ohio 45424

REQUEST: The property owner is in violation of Section 1313.04 Maintenance Standard.

PREMISES: The property is located at, **6440 Harshmanville Road**, Huber Heights, Ohio 45424.

HEARING DATE OF THE PROPERTY MAINTENANCE REVIEW BOARD

May 25, 2023
City Hall Meeting Room
6131 Taylorsville Road
Huber Heights, Ohio 45424
On or after 6:30 p.m.

Staff Reviews: Engineer _____ Street _____ Zoning X
 Fire _____ Planning and Development _____
 Other Agencies _____

Ad Published: 5/12/2023

Proof of Publication Received:

Applicant/Property Owner Notified: (Via Certified Mail) 5/12/2023

Protests and Consents:

Action Taken By The Property Review Board:



Case #: 20230542

Case Date: 05/01/23

Description: TREE DEBRIS FRONT AND SIDE

Violation Type: TREES/SHRUBS

Status: TO PMRB

How Received: Observed

Assigned To: Jeff Schwilk

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01513 0057	6440 HARSHMANVILLE RD		KG INVESTMENT GROUP LLC		R-4

Activities

Date	Activity Type	Description	Employee	Status
04/13/2023	1st Letter	OBSERVED FALLEN TREE DEBRIS. MAILING LETTER AND ADDED PHOTO. -JS	Jeff Schwilk	Completed
04/20/2023	2nd Letter	TREE DEBRIS STILL ON PROPERTY. MAILING 2ND LETTER. - JS	Jeff Schwilk	Completed
05/01/2023	24 HR Letter	DEBRIS STILL ON PROPERTY MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
05/01/2023	Re-Inspection	DEBRIS STILL ON PROPERTY. RESTORATION WORK BEING DONE ON HOUSE BUT NOT SURE THATY WILL REMOVE DEBRIS. GIVING TO DM FOR PMRB. -JS	Jeff Schwilk	PMRB
05/08/2023	PMRB Hearing Scheduled		Don Millard	Completed

Violations

Date	Violation	Description	Notes	Status
04/13/2023	DEBRIS REMOVAL	SECTION 1313.05(C): All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from waste paper and other trash and debris. (Ord. 95-0-824. Passed 9-11-95.)	REMOVE ALL FALLEN TREE DEBRIS IN SIDE AND FRONT OF PROPERTY.	To PMRB

Uploaded Files

Date	File Name
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04/13/2023





AI-9236

7. C.

Property Maintenance Review Board

Meeting Date: 05/25/2023

Information

Purpose

Background

Administrative Use Only

PMRB Case 23-06

The property owner, Engage City Church, is in violation of Section 1313 of the Property Maintenance Code at property located at 5363 Tilbury Road.

Attachments

Status Sheet

HUBER HEIGHTS PROPERTY REVIEW CASE STATUS SHEET

CASE NO. **23-06**

DATE FILED: **5/08/2023**

Applicant: **The City of Huber Heights**
Address: 6131 Taylorsville Road, Huber Heights, Ohio 45424
Telephone: (937) 233-1423

Owner: **Engage City Church**

Address: **5310 Packard Drive**
Huber Heights, Ohio 45424

REQUEST: The property owner is in violation of Section 1313.04 Maintenance Standard. **5-12-23-PROPERTY HAS BECOME COMPLIANT, REQUESTING DISMISSAL.**

PREMISES: The property is located at, **5363 Tilbury Road**, Huber Heights, Ohio 45424.

HEARING DATE OF THE PROPERTY MAINTENANCE REVIEW BOARD

May 25, 2023
City Hall Meeting Room
6131 Taylorsville Road
Huber Heights, Ohio 45424
On or after 6:30 p.m.

Staff Reviews: Engineer _____ Street _____ Zoning X
Fire _____ Planning and Development _____
Other Agencies _____

Ad Published: 5/12/2023

Proof of Publication Received:

Applicant/Property Owner Notified: (Via Certified Mail) 5/12/2023

Protests and Consents:

Action Taken By The Property Review Board:

AI-9237

7. D.

Property Maintenance Review Board

Meeting Date: 05/25/2023

Information

Purpose

Background

Administrative Use Only

PMRB Case 23-07

The property owners, Christopher & Heather Lainhart, are in violation of Section 1313 of the Property Maintenance Code at property located at 5686 Botkins Road.

Attachments

Staff Report

Status Sheet

Case Review

Picture

Picture

Memorandum

Staff Report for Meeting of 05/25/2023

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: May 15, 2023
Subject: PMRB Case No. 23-07

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER Christopher Lainhart
5686 Botkins Rd.
Huber Heights Ohio 45424

LOCATION OF VIOLATION: 5686 Botkins Rd.

ZONING: R-4

EXISTING LAND USE: Residential

ZONING
ADJACENT LAND: R-4

REQUEST: Declare the property a nuisance and order Staff to have the property abated.

APPLICABLE CODE: 1313.04(H)(1) – Maintenance Standard, broken window

CORRESPONDENCE: 04/10/2023 – Warning Letter
04/17/2023 – Extension granted at owner request
04/27/2023 – Violation Letter

ATTACHMENTS: Violation Case Report w/photos
Property Tax summary

Overview:

The residential property at 5686 Botkins Rd. is in violation of Section 1313.05(H)(1) regarding exterior maintenance. The garage window is missing all of its glass which makes the structure insecure and may allow vermin to enter the garage.

1313.04 - Title; maintenance standards. (h) *Property and Exterior of Structures.* In all properties and structures, the following standards shall be met: (1)*General.* The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. The owner shall keep the exterior of all premises and every structure thereon, including but not limited to, walls, roofs, cornices, chimneys, drains, towers, porches, landings, fire escapes, stairs, **windows**, doors, awnings, and marquees, in good repair. (Ord. 95-O-1824, Passed 9-11-95; Ord. 2011-O-1899, Passed 8-8-11; Ord. No. [2019-O-2375](#), § 1, 6-10-19)

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

Your attached case review illustrates the violation process and non-compliance of the property.

City Zoning letters mailed to the owner of record have not been returned. There has been communication from the new owner to the Code Enforcement Office promising compliance, however the property continues to remain non-compliant.

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

Staff Recommendation:

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

HUBER HEIGHTS PROPERTY REVIEW CASE STATUS SHEET

CASE NO. **23-07**

DATE FILED: **5/08/2023**

Applicant: **The City of Huber Heights**

Address: 6131 Taylorsville Road, Huber Heights, Ohio 45424

Telephone: (937) 233-1423

Owner: **Christopher & Heather Lainhart**

Address: **5686 Botkins Road**
Huber Heights, Ohio 45424

REQUEST: The property owner is in violation of Section 1313.04 Maintenance Standard.

PREMISES: The property is located at, **5686 Botkins Road**, Huber Heights, Ohio 45424.

HEARING DATE OF THE PROPERTY MAINTENANCE REVIEW BOARD

May 25, 2023
City Hall Meeting Room
6131 Taylorsville Road
Huber Heights, Ohio 45424
On or after 6:30 p.m.

Staff Reviews: Engineer _____ Street _____ Zoning X
 Fire _____ Planning and Development _____
 Other Agencies _____

Ad Published: 5/12/2023

Proof of Publication Received:

Applicant/Property Owner Notified: (Via Certified Mail) 5/12/2023

Protests and Consents:

Action Taken By The Property Review Board:



**HUBER
HEIGHTS**
Come Grow With Us!

Case #: 20230517

Case Date: 05/02/23

Description: BROKEN GARAGE WINDOW

Violation Type: MAINTENANCE STANDARD

Status: TO PMRB

How Received: Observed

Assigned To: Jeff Schwilk

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01408 0016	5686 BOTKINS RD		CHRISTOPHER LAINHART	937-260-5681	R-4

Activities

Date	Activity Type	Description	Employee	Status
04/10/2023	1st Letter	OBSERVED GARAGE WINDOW MISSING. MAILING LETTER AND ADDED PHOTOS. -JS	Jeff Schwilk	Completed
04/17/2023	2nd Letter	GARAGE WINDOW NOT REPLACED. MAILING 2ND LETTER. - JS	Jeff Schwilk	Completed
04/27/2023	24 HR Letter	STILL NO GLASS IN WINDOW. MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
04/27/2023	Re-Inspection	GLASS WINDOW NOT REPLACED. GIVING TO DM FOR PMRB. -JS	Jeff Schwilk	PMRB
05/04/2023	Inspection	SEE IF WOOD HAS BEEN INSTALLED IN WINDOW. -JS	Jeff Schwilk	Assigned
05/08/2023	PMRB Hearing Scheduled		Don Millard	Completed

Violations

Date	Violation	Description	Notes	Status
04/10/2023	MAINTENANCE STANDARD	SECTION 1313.04H1: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. The owner shall keep the exterior of all premises and every structure thereon...in good repair.	REPLACE/REPAIR MISSING GARAGE SIDE WINDOW. FAILURE TO COMPLY WILL RESULT IN COURT FILING OR PMRB ACTION.	To PMRB

Uploaded Files

Date	File Name
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04/10/2023







AI-9238

7. E.

Property Maintenance Review Board

Meeting Date: 05/25/2023

Information

Purpose

Background

Administrative Use Only

PMRB Case 23-08

The property owner, Brandon Kiroki, is in violation of Section 1313 of the Property Maintenance Code at property located at 6626 Rosebury Drive.

Attachments

Staff Report

Status Sheet

Case Review

Picture

Memorandum

Staff Report for Meeting of 05/25/2023

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: May 15, 2023
Subject: PMRB Case No. 23-08

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER: Brandon Kiroki
6626 Rosebury Dr.
Huber Heights Ohio 45424

LOCATION OF VIOLATION: 6626 Rosebury.

ZONING: R-4

EXISTING LAND USE: Residential

ZONING
ADJACENT LAND: R-4

REQUEST: Declare the property a nuisance and order Staff to have the property abated.

APPLICABLE CODE: 1313.04(H)(6)

CORRESPONDENCE: 02/03/2023 – Warning Letter
02/13/2023 – Extension granted at owner request
02/23/2023 – Violation Letter

ATTACHMENTS: Violation Case Report w/photos
Property Tax summary

Overview:

The residential property at 6626 Rosebury Dr. is in violation of Section 1313.05(H)(6) regarding allowable outside storage. A discarded mattress remains against the side of the house, unwrapped, which also prevents it from being placed at the curb for trash removal.

1313.04 - Title; maintenance standards. (h) (6) *Outdoor Storage or Use.* A. Any items used or stored outside of an enclosed building or structure shall be limited to items manufactured for, intended for, or customarily used in an outdoor environment. *No items manufactured for, intended for, or customarily stored or used indoors may be placed or stored outside.* (Ord. 95-O-1824, Passed 9-11-95; Ord. 2011-O-1899, Passed 8-8-11; Ord. No. [2019-O-2375](#), § 1, 6-10-19)

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

Your attached case review illustrates the violation process and non-compliance of the property.

City Zoning letters mailed to the owner of record have not been returned. There has been no communication from the owner to the Code Enforcement Office.

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

Staff Recommendation:

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

HUBER HEIGHTS PROPERTY REVIEW CASE STATUS SHEET

CASE NO. **23-08**

DATE FILED: **5/08/2023**

Applicant: **The City of Huber Heights**

Address: 6131 Taylorsville Road, Huber Heights, Ohio 45424

Telephone: (937) 233-1423

Owner: **Brandon Kiroki**

Address: **6626 Rosebury Drive**
Huber Heights, Ohio 45424

REQUEST: The property owner is in violation of Section 1313.04 Maintenance Standard.

PREMISES: The property is located at, **6626 Rosebury Drive**, Huber Heights, Ohio 45424.

HEARING DATE OF THE PROPERTY MAINTENANCE REVIEW BOARD

May 25, 2023
City Hall Meeting Room
6131 Taylorsville Road
Huber Heights, Ohio 45424
On or after 6:30 p.m.

Staff Reviews: Engineer _____ Street _____ Zoning X
 Fire _____ Planning and Development _____
 Other Agencies _____

Ad Published: 5/12/2023

Proof of Publication Received:

Applicant/Property Owner Notified: (Via Certified Mail) 5/12/2023

Protests and Consents:

Action Taken By The Property Review Board:



Case #: 20230195

Case Date: 04/19/23

Description: JUNK MATTRESS ON SIDE OF HOUSE

Violation Type: JUNK

Status: TO PMRB

How Received: Observed

Assigned To: Jeff Schwilk

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01614 0013	6626 ROSEBURY DR		BRANDON KIROKI		R-4

Activities

Date	Activity Type	Description	Employee	Status
02/03/2023	1st Letter	OBSERVED JUNK MATTRESS ON SIDE OF HOUSE. MAILING LETTER AND ADDED PHOTO. -JS		Completed
02/13/2023	2nd Letter	MATTRESS STILL ON SIDE OF HOUSE. MAILING 2ND LETTER . -JS	Jeff Schwilk	Completed
02/23/2023	24 HR Letter	JUNK MATTRESS/BOX SPRING STILL ON SIDE OF HOUSE. MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
04/19/2023	Re-Inspection	MATTRESS STILL ON SIDE OF HOUSE.GIVING TO DM FOR PMRB.. -JS	Jeff Schwilk	Completed
05/08/2023	PMRB Hearing Scheduled		Don Millard	Completed

Violations

Date	Violation	Description	Notes	Status
02/03/2023	JUNK	SECTION 1313.04(H)(6): A. Any items used or stored outside of an enclosed building or structure shall be limited to items manufactured for, intended for, or customarily used in an outdoor environment. No items manufactured for, intended for, or customarily stored or used indoors may be placed or stored outside. B. All permissible items stored outside must be in good condition and usable as intended by the manufacturer. No such items that are broken, dilapidated, or discarded shall be stored outside. C. No items may be stored in the public right-of-way except when placed there for removal as trash and then no earlier than 5:00 p.m. on the day preceding the normal collection day. D. No items may be stored in a front yard.	REMOVE JUNK MATTRESS FROM PROPERTY. IF SETTING OUT FOR TRASH COLLECTION IT MUST BE COMPLETELY WRAPPED IN PLASTIC AND SEALED.	To PMRB

Uploaded Files

Date	File Name
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02/03/2023





AI-9234

9. A.

Property Maintenance Review Board

Meeting Date: 05/25/2023

Information

Purpose

Background

Administrative Use Only

Without objection, the minutes from the April 27, 2023, Property Maintenance Review Board are approved.

Attachments

Minutes

PROPERTY MAINTENANCE REVIEW BOARD
Meeting
City of Huber Heights
April 27, 2023

I. Mr. Winkler called the meeting to order at 6:31 p.m.

II. Oath of office

Vice Chair Leona Gray swore in Richard Winkler
Chair Richard Winkler swore in Leona Gray, John Roberts, and Lester Vaughn.

III. Present at the meeting: Ms. Ballard, Ms. Gray, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler.

Members Absent: None.

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

IV. Election of Officers

A. Motion made by Mr. Roberts to nominate Mr. Winkler as Chair. Seconded by Ms. Hess.

Roll call showed: YEAS: Ms. Ballard, Ms. Gray, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to approve carries 6-0.

B. Motion made by Ms. Ballard to nominate Ms. Gray and Vice Chair. Seconded by Mr. Roberts.

Roll call showed: YEAS: Ms. Ballard, Ms. Gray, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to approve carries 6-0.

V. Approval of the Agenda

Ms. Gray moved to approve the Agenda.

VI. 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.

VII. Pending Business

None.

VIII. New Business

A. PMRB Case 23-01 The property owner, Laura Leal, is in violation of Section 1313 of The Property Maintenance Code at property located at 4619 Passaic Court (23-01).

Mr. Millard stated the property is now compliant.

Motion made by Mr. Roberts to dismiss the case. Seconded by Ms. Ballard.

Roll call showed: YEAS: Ms. Ballard, Ms. Gray, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to dismiss carries 6-0.

B. PMRB Case 23-02 The property owner, Christopher Owens, is in violation of Section 1313 of The Property Maintenance Code at property located at 4877 Fishburg Road (23-02).

Mr. Millard stated that the residential property at 4877 Fishburg Rd. is in violation of Section 1313.05(C) regarding debris removal. There is a substantial amount of tree debris accumulation on the property.

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

Your attached case review and letters illustrate the violation process and non-compliance of the property.

It was discovered during the course of our investigation that Christopher Owens is deceased.

As a result of that information, we were allowing time for possible custodians of the property to bring the property into compliance. That has not occurred therefore the property remains in violation.

City Zoning letters mailed to the owner of record have been returned. There has been no communication with the Code Enforcement Office from anyone involved with the property. To the City's knowledge the property remains vacant.

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.

Ms. Gray asked other than debris are there signs of the property being taken care of. Mr. Roberts asked about any probate.

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

Roll call showed: YEAS: Ms. Ballard, Ms. Gray, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate carries 6-0.

C. PMRB Case 23-03 The property owner, Cynthea Scott, is in violation of Section 1313 of The Property Maintenance Code at property located at 4691 Powell Road (23-03).

Mr. Millard stated that the residential property at 4691 Powell Rd. is in violation of Section 1313.05(C) regarding debris removal. There is a substantial amount of tree debris accumulation on the property.

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

Your attached case review and letters illustrate the violation process and non-compliance of the property.

City Zoning letters mailed to the owner of record have been returned. There has been no communication with the Code Enforcement Office from anyone involved with the property. To the City's knowledge the property remains vacant.

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

Mr. Roberts asked if there were any activity at the property.

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, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate carries 6-0.

IX. Additional Business

None.

X. Approval of Minutes

Without objection, the minutes of the October 27, 2022, PMRB meeting are approved.

XI. Upcoming Meetings

May 11, 2023

May 25, 2023

XII. Adjournment

There being no further business to come before the Board, the meeting was adjourned at approximately 6:53 p.m.

Richard Winkler, Chair

Date

Geri Hoskins, Administrative Assistant

Date