

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

**July 27, 2023**

- I. Mr. Winkler called the meeting to order at 6:30 p.m.
- II. Present at the meeting: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler.

Members Absent: Ms. Cromer and Ms. Gray, excused.

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

- III. **Approval of the Agenda**

Mr. Roberts moved to approve the Agenda and seconded by Ms. Ballard.

- 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**

- A. None

- VI. **New Business**

- A. **PMRB Case 23-10**

- The property owner, GETTHEKEYS, LLC, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 5440-44 Bellefontaine Road.**

- Mr. Millard stated that the residential property at 5440-44 Bellefontaine Rd. is in violation of Section 1313.04(H)(6) regarding removal of junk. Discarded metal remains against the side of building.

- Section 1313.04(H)(6)(B) states "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.**"

- 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.

**Motion** made by Ms. Hess to declare the property a nuisance. Seconded by Mr. Roberts.

Roll call showed: YEAS: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**B. PMRB Case 23-11**

**The property owner, CLARK LAND AND HOME LTD, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 7507 Damascus Drive.**

Mr. Millard stated that the residential property at 5440-44 Bellefontaine Rd. is in violation of Section 1313.04(H)(1) regarding exterior property maintenance and 1313.05(C) regarding debris removal. The property was cited for detached gutters and soffits as well as tree debris. Although soffits have been repaired but detached gutter remains as well as the debris.

Section 1313.04(H)(1) states " 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."

Section 1313.05(C) states " 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.

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.

**Motion** made by Ms. Ballard to declare the property a nuisance. Seconded by Mr. Roberts.

Roll call showed: YEAS: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**C. PMRB Case 23-12**

**The property owner, JOHN VIGUS, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 6258 Taylorsville Road.**

Mr. Millard stated that the residential property at 6258 Taylorsville Rd. is in violation of Section 1313.04(H)(1) regarding exterior property maintenance. The property has tarps in place for what is described by the residents as a leaking roof. The tarps are not intact and are deteriorated.

Section 1313.04(H)(1) states " 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."

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. Despite the officer's patience with the residents by granting an extension they continue to be in violation. There has been no further 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.

The Board will need to decide if abatement will be:

- The City simply has the tarps removed, or
- The City also hires a contractor to make necessary repairs to the roof.

**Motion** made by Ms. Hess to declare the property a nuisance. Seconded by Mr. Vaughn.

Roll call showed: YEAS: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**D. PMRB Case 23-13**

**The property owner, DENNIS HATMAKER, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 6829 Pablo Drive.**

Mr. Millard stated that the residential property at 6829 Pablo Dr. is in violation of Section 1313.05(C) regarding debris removal.

Section 1313.05(C) states " 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."

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.

**Motion** made by Mr. Roberts to declare the property a nuisance. Seconded by Ms. Hess.

Roll call showed: YEAS: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**E. PMRB Case 23-14**

**The property owner, ALEK MORELOCK, is in violation of Section 1313.04 of the Property Maintenance Code at property located at 7251 Robindale Street.**

Mr. Millard stated that the residential property at 7251 Robindale St. is in violation of Section 1313.05(C) regarding debris removal. A large tree has fallen on the property, needing removal.

Section 1313.05(C) states " 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."

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. In early January the property owner requested an extension and was granted an additional 2-weeks to remove the fallen tree; reinspection in January and February found the fallen tree still intact.

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.

**Motion** made by Ms. Ballard to declare the property a nuisance. Seconded by Mr. Roberts.

Roll call showed: YEAS: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**F. PMRB Case 23-15**

**The property owner, KALINDA OCTAVE, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 4874 Neptune Lane.**

Mr. Millard stated that the property is now compliant.

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

Roll call showed: YEAS: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to dismiss the case carries 5-0.

**G. PMRB Case 23-16**

**The property owner, ZACHERY WALTON, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 5985 Fox Trace Court.**

Mr. Millard stated that the residential property at 5985 Fox Trace Ct. is in violation of Section 1313.05(C) regarding debris removal. This house has been vacant for several years and is mowed several times per year by the City contractor. Debris piled on the deck and any subsequent additional debris is in need of removal.

Section 1313.05(C) states " 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."

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.

**Motion** made by Ms. Hess to declare the property a nuisance. Seconded by Mr. Roberts.

Roll call showed: YEAS: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**VII. Additional Business**

A. None.

**VIII. Approval of Minutes**

Without objection, the minutes of the June 8, 2023, PMRB meeting are approved.

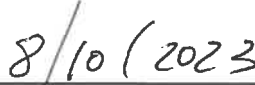
**IX. Upcoming Meetings**

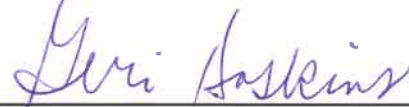
August 10, 2023  
August 24, 2023

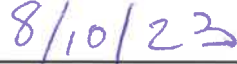
**X. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at approximately 7:00 p.m.

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

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date